S&K #: CL-0086

Davidson County DEEDWARR
Recvd: 06/04/04 08:38 2pgs
Fees:13.00 Taxes:185.00
20040604-0065786

SPECIAL WARRANTY DEED

THIS DEED, between Columbia National Inc. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Robert H. Braswell, married hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 13 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of West Delmas Avenue and runs back between parallel lines 191.5 feet the Spain Subdivision.

This legal description is the same with that in Deed recorded in Instrument # 20040422-0045741, Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument # 20040422-0045741 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Columbia National Inc.

BY: Susan C. Hartman

Title: Assistant Secretary

STATE OF Maryland
COUNTY OF Howard

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan Hartman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Secretary of Columbia National Inc. the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as

WITNESS my hand and Official Seal at Office this 10th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: DAWN M. VAN BUREN NOTARY PUBLIC HOWARD COUNTY MARYLAND MY COMMISSION EXPIRES AUG. 1, 2007

STATE OF MD
COUNTY OF Howard

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00 amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 10th day of May, 2004

Notary Public

My commission expires: DAWN M. VAN BUREN NOTARY PUBLIC HOWARD COUNTY MARYLAND MY COMMISSION EXPIRES AUG. 1, 2007

Property Address: 935 West Delmas Avenue, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert H. Braswell, married
935 W. Delmas Ave
Nashville, TN 37216

S & K File # CL-0086

Map & Parcel –72-9/191

mail to:

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6750 Lenox Center Court, Suite 202
Memphis, TN 38115