Record 1st

WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/28/04

Notary Public

MY COMMISSION EXPIRES: 1/28/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas Hammett	SAME	**108-12-006.00**
(NAME)	(NAME)	
3247 Trails End Lane	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert H. Braswell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dallas Hammett, an unmarried person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT A

Being Lot No. 16-A, Zone Lot Division, Lots Nos. 12, 13, 15, 16, 17 and 18, Trailwood Subdivision, Section One, of record in Plat Book 6250, page 140, amending Plat Book 5210, page 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Braswell by deed from Federal Home Loan Mortgage Corporation dated 5/1/03 and recorded in Instrument # 200305200068620, Davidson County, Tennessee.

Also being the same property conveyed to Federal Home Loan Mortgage Corporation by Special Warranty Deed from Mortgage Electronic Registration Systems, Inc, dated October 11, 2002, recorded November 6, 2002 in Instrument Number 20021106-0136193, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mortgage Electronic Registration Systems, Inc., by deed from Arnold M Weiss, as Substitute Trustee, dated 08/27/2002, as of record in Instrument No. 200209100109496, Register's Office for Davidson County, TN.

Also being the same property conveyed to Carrie P Coleman, unmarried, by Deed from Elder Enterprises and John e Elder and Joe Elder, dated 10/26/1995, as of record in Book 9846, page 354, Register's Office for Davidson County, Tennessee.

Subject to plan of record in Plat Book 6250, page 140 amending Plat Book 5210, page 351 for said County.
Subject to Restrictive Covenants in Book 5728, page 298 and Book 6128, page 361 for said County

This is improved ☒ property, known as **3247 Trails End Lane, Nashville, TN 37214** unimproved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 06/10/04 10:47 2pgs
Fees:13.00 Taxes:292.30
20040610-0068777

Witness our/my hands this May 28, 2004.

Robert H. Braswell

Robert H. Braswell

STATE OF TENNESSEE

COUNTY OF TN

Before me, a Notary Public, personally appeared Robert H. Braswell the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson Co., Tennessee this 5/28/04.

Commission expires: 1/28/06

Notary Public

KATHLEEN L. CELLINGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE