This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040297

Return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Send Tax Bills To:
SAME

Davidson County DEEDWARR
Recvd: 07/13/04 12:38 2pgs
Fees:13.00 Taxes:527.25
20040713-0083335

New Owner is:
Derri J. Breedlove
1120 Alexander Cir
Nashville, TN 37208

MAP:
PARCEL: 53-05-30.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert H. Braswell married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Derri J. Breedlove single** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 122 on the plan of Section 3, Sequoia Valley, of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert H. Braswell by Deed from Prudential Residential Services, Limited Partnership, A Delaward Limited Partnership dated March, 11, 2004, recorded April 5, 2004, in Book 20040405-0038508, Register's Office for Davidson County, Tennessee.

The same property conveyed to Prudential Residential Services, Limited Partnership, A Delaward Limited Partnership dated May 12, 2003, in Instrument No. 20030903-0127377, and same property conveyed to William D. Thomas and wife, Dale B. Richardson, dated March 4, 1994, in Book 9271, Page 377, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1 day of July, 2004.

GRANTOR:

Robert H. Braswell

Robert H. Braswell

SOLE PURPOSE OF PROPERTY IS INVESTMENT ONLY.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert H. Braswell married** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1 day of July, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

SWORN TO and subscribed before me this 1 day of July, 2004.

NOTARY PUBLIC

My commission expires:

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