Davidson County DEEDWARR
Recvd: 08/19/04 10:19 2pgs
Fees:13.00 Taxes:999.00

20040819-0100244

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires JAN. 26, 2008	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.** Affiant Subscribed and sworn to before me, this the 18th day of August, 2004. Notary Public My commission expires: 1/26/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Century Homebuilders, LLC	**NEW OWNER**	**104-13-048.00**
1038 Battery Lane		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Walter Gowen Elliott, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Century Homebuilders, LLC

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:

Land in Davidson County, Tennessee being the northerly 55 feet of Lot 36 on the map of Bransford Realty Company's Subdivision of Lot Nos. 8, 10,11,12 and part of 9 in Block "E" and Lot Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block "F" and Lot Nos. 6 to 23 inclusive, in Block "G" in Whitland Reatly Company's Subdivision of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. Said part of Lot No. 36 fronts 55 feet on the northerly side of Carden Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to L.P. Braswell and wife, Dollie R. Braswell and grandson, Walter Gowen Elliott, Jr., an unmarried man by deed dated April 2, 1963 from James Morton Southall and wife, Pearl A. Southall of record in Book 3672, Page 347, Register's Office for Davidson County, Tennessee. The said Dollie R. Braswell having since died on 12/31/76 with L.P. Braswell having died before her on 2/18/64, title is vested in Walter Gowen Elliott, Jr. under the Last Will and Testament of Leonard F. Braswell and Dollie Rhea Braswell probated as #64494 on 10/11/77 of record in Will Book 121, Page 603, Probate Court of Davidson County, Tennessee

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **216 Carden Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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.

Witness my/our hand(s) this 18th day of August, 2004.

Walter Gowen Elliott, Jr.
Walter Gowen Elliott,Jr.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Walter Gowen Elliott, Jr.** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **August, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

