File #200450371

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00.

Robert H. Braswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2004.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shareka Reed	Chase Manhattan Mortgage Corporation	Map 72-09-0
(NAME)	(NAME)	
935 West Delmas Avenue	5409 Maryland Way, Ste 202	Parcel 191.00
(ADDRESS)	(ADDRESS)	
Nasvhille TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROBERT H. BRASWELL, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SHAREKA REED, AN UNMARRIED WOMAN**, hereinafter called the GRANTEE, her 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 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.

Being the same property conveyed to Sharanaue Davis, unmarried by Warranty Deed dated January 21, 2000 of record in Instrument No. 20000202-0010783, and the same property further conveyed to COLUMBIA NATIONAL, INC., by Substitute Trustee's Deed dated October 7, 2003 of record in Instrument No. 20040422-0045741, and being the same property further conveyed to Robert H. Braswell, married by Special Warranty Deed dated May 10, 2004 of record in Instrument No. 20040604-0065786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown in Book 332, Page 33; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 935 West Delmas Avenue, Nasvhille, TN 37216
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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: 09/03/04 14:13 2pgs
Fees:13.00 Taxes:357.05

20040903-0107110

Witness our hands this 2nd day of September, 2004.

Robert H. Braswell

Robert H. Braswell

Barbara L. Braswell

Barbara L Braswell

By: RB

Robert H. Braswell

Robert H. Braswell, Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 2nd day of September, 2004, before me personally appeared Robert H. Braswell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Barbara L. Braswell and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book 8045, Page 427, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 2nd day of September, 2004.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076