03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/29/04 10:42 2pgs
Fees:13.00 Taxes:210.90
20040929-0117066

03-0408-32198

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Robert H. Braswell
Affiant

Subscribed and sworn to before me, this 21st day of September, 2004.

Grace K. Mann
Notary Public
My commission expires: 3/14/2005

NOTARY PUBLIC AT LARGE TENN. DAVIDSON CO.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert Braswell 168 Charleston Park Nashville, TN 37205	New Owner	083-01-0 424.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eldon R. Spraker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Braswell, hereinafter called the Grantees, their successors 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 Lot No. 11, on the Plan of Cobb's Subdivision of the R. K. Brown Property, of record in Book 332, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker by Special Warranty Deed from Lasalle Bank National Association as indenture Trustee for CSFB Mortgage Backed Notes, series 2003-MP6, by Fairbanks Capital Corporation at Attorney in Fact of record in Instrument No. 20031017-0153745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1105 Petway, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 21st day of September, 2004.

Eldon R. Spraker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eldon R. Spraker, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this ____ day of September, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 3/14/2005