This instrument prepared by:
Sharon Riney
Attorney at Law
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 10/21/04 12:37 3pgs
Fees:18.00 Taxes:333.00
20041021-0126796

File No.: **2120-624773**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Nineteenth day of October, 2004**, by and between **Jacqueline J. Braddock**, parties of the first part, and **Julie Russell**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 150, on the plan of GATEWOOD, SECTION I, as shown on plat of record in Plat Book 3300, Pages 47-52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **033-12-0 044.00**

X Improved OR

Unimproved property located at: **116 Marita Avenue, Goodlettsville, Tennessee 37072-2720**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

624773

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jacqueline J. Braddock

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Homan T. Braddock et ux, Jacqueline J. Braddock** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Nineteenth day of October, 2004.**

Notary Public

My Commission Expires: 3/10/07

****

Owner's Name: **Julie Russell**

and Address: **116 Marita Avenue**
Goodlettsville, TN 37072-2720

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Bank of America
2727 South 48th Street
Tempe, AZ 85282

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**90,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Nineteenth day of October, 2004.**

Notary Public

My Commission Expires: 3/10/07