WARRANTY DEED

P-REX-04-3307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 27th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Braswell	NEW OWNER (NAME)	
3307 Saindon Street		133-01-0-199.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARC JOHNSON, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT H. BRASWELL, *hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*A Married man

Being Lot Number 419 on the map of SUNRISE HEIGHTS, Second Addition, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Marc Johnson, a married man, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated August 13, 2004 and filed of record as Inst. No. 20040824-0102234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 12/30/04 10:29 2 pgs
Fees:13.00 Taxes:264.55
20041230-0154598

unimproved ( )
This is improved (X) property, known as 3307 Saindon Street, Nashville, Tennessee 37211
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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/our hand(s) this 27th day of December, 2004.

Marc Johnson

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Marc Johnson, a married man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of December, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959