This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of December, 2004, by and between Robert H. Braswell, party of the first part, and Christina Marie Murray, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 283, of Inglewood Place, as of record in Book 332, Page 101, Register's Office of Davidson County, Tennessee. Said Lot Number 283, fronts 100 feet on the Easterly side of Katherine Street and extends back between parallel lines 182.4 feet to a dead line.

Being the same property conveyed to Robert H. Braswell, herein by Special Warranty Deed dated August 30, 2004 filed for record September 27, 2004 at Instrument No. 20040927-0115925, in the Register's Office of Davidson County, Tennessee.

The subject property is not the primary residence of the said Robert H. Braswell.

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

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 332, Page 101, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Robert H. Braswell

Robert H. Braswell

Davidson County DEEDWARR
Recvd: 01/06/05 15:08 2 pgs
Fees:13.00 Taxes:432.90

20050106-0002506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Robert H. Braswell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2004.

NOTARY PUBLIC JAMES ANDREW WILEY

My Commission Expires: ~~12/21/04~~ 5/16/06

Property Owner & Address : Christina Marie Murray
901 Gwynn Street
Nashville, TN 37216

Tax Parcel No.: 061-15-0-361.00

Property Address: 3818 Katherine Street
Nashville, TN 37216

MAIL TAX BILLS TO: nBank, NA
55 Merchant Street, Suite 300
Cincinnati, OH 45246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $117,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christina Marie Murray
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5/16/06 JAMES ANDREW WILEY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

T.A.I.