Davidson County DEEDWARR
Recvd: 01/24/05 09:25 2 pgs
Fees:13.00 Taxes:234.95

20050124-0008310

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN00347

SPECIAL WARRANTY DEED

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Carla Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2005.

Erinn K. Markham
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE5, 5214 MARYLAND WAY, SUITE 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Braswell 1032 New Providence Pass Madison, TN 37115	Same	043-15-0-150.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BayRock Mortgage Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert H. Braswell, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the south margin of Providence Road, said point of beginning being the northeast corner of Neely Bend Baptist Chapel property, thence easterly with the south margin of Providence Road, 60 feet to a point, thence south and parallel with the easterly margin of Neely Bend Baptist Chapel property, 194 feet to a point, said point being the northerly margin of the property known as John Wilson, thence west with the old fence line and parallel with the south margin of Providence Road, 60 feet to a point, said point being the southeast corner of Neely Bend Baptist Chapel property, at a fence post, thence northerly with the easterly margin of Neely Bend Baptist Chapel property 194 feet to the point of beginning, the same containing 22/100 of an acre, more or less.

Being the same property conveyed to BayRock Mortgage Corporation, by Deed in Lieu of Foreclosure from Christa L. Suppan, dated 11-19-03 and recorded 1-7-04 in Instrument Number 20040107-0002848, and being the same property previously conveyed to Christa L. Suppan, by Warranty Deed from Jean A. Melton, dated 1-8-03 and recorded 2-6-03 in Instrument Number 20030206-0016794, Register's Office for Davidson County, Tennessee.

THE WARRANTIES PASSING TO GRANTEES HEREUNDER ARE LIMITED SOLELY TO THOSE MATTERS ARISING FROM ACTS OF THE GRANTOR, ITS AGENTS OR REPRESENTATIVES, OCCURING SOLELY DURING THE PERIOD OF GRANTOR'S OWNERSHIP OF THE SUBJECT PROPERTY.

Unimproved ( )
This is improved (X) property known as **1032 New Providence Pass, Madison, TN 37115**
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 and assigns forever, and we do covenant with the said GRANTEES 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 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 our had this 21 day of January, 2005.

BayRock Mortgage Corporation

By: Chris Holland
Print Name and Title: V.P.

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chris Holland with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/ to be the Vice President of the BayRock Mortgage Corporation, the within named bargainor, and corporation, and that he/she/they as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BayRock Mortgage Corporation as such Vice President.

Witness my hand and official seal at office at Alpharetta, Georgia, on this the 21st day of January, 2005.

My commission expires: 11/30/08

Emily S. Broccolo
Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires November 30th, 2008

EMILY S. BROCCOLO NOTARY PUBLIC GA FULTON COUNTY