Davidson County DEEDWARR
Recvd: 02/18/05 15:26 2 pg
Fees:13.00 Taxes:468.05

20050218-0018735

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William J. Wallace
1720 Greenwood Avenue
Nashville, TN 37206

SEND TAX BILL:

Americas Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

MORTGAGEE:
Americas Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

MAP AND PARCEL:
Map 83-2
Parcel 276

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Braswell**, married ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William J. Wallace**, unmarried ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly 30 feet of Lot 1, and the westerly 30 feet of Lot 2, on the Plan of Matthews Place, of record in Book 1424, page 61, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, surveyor, dated February 3, 1969 as follows:
>
> Said part of Lots 1 and 2 front together 60 feet on the southerly side of Greenwood Avenue, as relocated, and runs back 199 feet, more or less, on the easterly line and 198 feet, more or less, on the westerly line in the rear, measuring 60 feet thereon.
>
> Being the same property conveyed to Robert Braswell, by deed dated October 29, 2004, from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20041105-0133492, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.

This is improved property known as 1720 Greenwood Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 18th day of February, 2005.

Robert Braswell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert Braswell, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18th day of February, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $126,500.00.

Willie J Wallace
AFFIANT

Subscribed and sworn to before me
this 18 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009