GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

SMOKY MOUNTAIN TITLE
227 Parkway
Sevierville, TN 37862

MAP: 082.08 GP: O PAR: 361.00

SAME X PART OF _____

Person or agency responsible for payment of taxes:

GRANTOR: Jack Foster, et ux
ADDRESS:

NAME: Grantee
ADDRESS: Same

GRANTEE: Robert H. Braswell, et ux
ADDRESS: 168 Charleston Place
Nashville, TN 37205
005313

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is **$*70,600.00***, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of April, 2005.

Notary Public or Register

My Commission Expires: 2-10-07

DIANA ABRAMS NOTARY PUBLIC AT LARGE SEVIER COUNTY, TN

RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 05/02/05 15:25 2 pgs
Fees:13.00 Taxes:261.22

20050502-0048703

THIS INDENTURE made and entered into this 28th day of April,2005, by and between **Jack Foster and wife, Christine S. Foster**, known hereinafter as First Party, and **Robert H. Braswell, a married person,** known hereinafter as Second Party;

WITNESSETH: That for and in consideration of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged

The First Party has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Second Party, the following described premises, to-wit:

Situated in the Nineteenth (19th) Civil District of Davidson County, Tennessee, and being all of Lot 10 on the Plan of Philip Olwill's Addition to East Nashville, as the same appears on the plan of record in Plan Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which specific plan reference is hereby made for a more particular description.

Subject to easements, notations, setbacks, restrictions and right of ways as shown on the plan of record in Plan Book 57, Page 134, in the said Register's Office.

Being the same property conveyed to Jack Foster and wife, Elaine H. Foster by Warranty Deed from Helen F. Puller, single, dated June 22, 1983, of record in WD Book 6080, Page 391, in the Register's Office for Davidson County, Tennessee. Also See Judgement in Book 6766, Page 985, Divorce #85D/994.

together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party and their heirs and assigns, forever. And the said First Party for themselves and for their Heirs, Executors and Administrators hereby covenants with Second Party and their heirs and assigns, that the First Party is lawfully seized in fee simple of the premises above conveyed, and has full power, right and authority to convey the same, and that said premises are free from all encumbrances except as stated herein and that First Party will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Whenever grantee is a corporation, the use of the term "heirs" shall be applicable to its successors.

IN WITNESS WHEREOF, First Party has hereunto set his/her hand(s), this day and year first hereinabove written.

Jack Foster

Christine S. Foster

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Foster and Christine S. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 28th day of April, 2005.

Notary Public

My commission expires: 9/22/07

GINA WEEKS NOTARY PUBLIC AT LARGE DAVIDSON