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

Davidson County DEEDWARR
Recvd: 05/05/05 08:30 2 pgs
Fees:13.00 Taxes:185.00
20050505-0050342

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of April, 2005, by and between F.E. Toone and wife, Dorothy Toone, party of the first part, and Michael Joe Braswell, a single man, 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 # 2B on the Plan of Hermitage Villa Condos Phase I of record in Book 6623, Page 595, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to F.E. Toone and wife, Dorothy Toone, herein by Warranty Deed dated December 12, 1985 filed for record December 26, 1985 in Book 6746, Page 66, in the Register's Office of Davidson County, Tennessee.

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, Easements, Master Deed and By-Laws of record in Book 6623, Page 595, of 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.

F.E. Toone

Dorothy Toone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared F.E. Toone and Dorothy Toone, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Michael Joe Braswell
4202 B Sweden Drive
Hermitage, TN 37076

Tax Parcel No.: 075-06-0-A-004.00

Property Address: 4202 B Sweden Drive
Hermitage, TN 37076

MAIL TAX BILLS TO: Primary Residential Mortgage, Inc.
4750 West Wiley Post Way, #200
Salt Lake City, UT 84116

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 $50,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Wm V Braswell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.