File B048

This instrument prepared by:
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Cynthia Gore
File No.: 16798.2005

Davidson County DEEDWARR
Recvd: 05/05/05 14:25 2 pgs
Fees:13.00 Taxes:449.55
20050505-0050889

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mary Barbara Pardue **4505 Harding Road, Unit 24-E** **Nashville, TN 37205**	SunTrust Mortgage, Inc. 201 Fourth Ave., N/7th floor Nashville, TN 37219	**116-03-0-A-031.00**

WARRANTY DEED

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, **Elizabeth A. Braswell, married, formerly Elizabeth A. Worrell**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Mary Barbara Pardue**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A Condominium Apartment in Davidson County, Tennessee, being Unit 24E of Royal Oaks Towers Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4460, page 189 and corrected in Book 4728, page 756, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed to Elizabeth A. Worrell by deed from Ruth Brown Cook, unmarried, of record in Volume No. 20001003-0098064, Register's Office of Davidson County, TN. Elizabeth A. Worrell having since married and is now known as Elizabeth A. Braswell.

SUBJECT TO THE FOLLOWING:

1. 2005 Taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 4460, page 189, as corrected in Book 4728, page 756, said Register's Office.
3. By-Laws of record in Book 4710, page 915, said Register's Office.
4. Master Deed of record in Book 4710, page 901, said Register's Office.
5. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), her heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless

otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This ( ) unimproved (X) improved property is known as: 4505 Harding Road, Unit 24-E, Nashville, TN 37205.

I, Anthony Braswell, husband of Elizabeth A. Braswell, do hereby join in this conveyance to convey any and all rights I might have in said property due to my marriage or otherwise.

WITNESS OUR HAND(S) THIS 4TH DAY OF MAY, 2005 IN FRANKLIN, TENNESSEE.

SELLER: ELIZABETH A. BRASWELL

SELLER: ANTHONY BRASWELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, Elizabeth A. Braswell and husband, Anthony Braswell, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of May, 2005 in Franklin, TN.

CYNTHIA ANN GORDON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 2/5/06

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $121,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of May, 2005, in Franklin, Tennessee.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007

TNJ/cg/16784.2005