Box 21-B
For B&B
(CAW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Elizabeth Worrell Braswell and Anthony T. Braswell 4505 Harding Pike, Apt. 21-E Nashville, TN 37205	**Map 116-3-A Parcel 28 CO**	**Cumberland Bank 810 Crescent Centre Drive Suite 320 Franklin, TN 37067**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 05/06/05 12:52 3 pgs
Fees:18.00 Taxes:525.40

20050506-0051374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Billie Frank Dickinson, a widow** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Elizabeth Worrell Braswell and husband, Anthony T. Braswell**, (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property tax for the current year, prorated at closing and assumed by Grantee.

2. Subject to all matters shown on the plan of record in Book 4300, page 201 and Book 4460, page 189, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 152, said Register's Office.

4. Master Deed of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for said County.

This is improved property located and known as **4505 Harding Pike, Apartment 21-E, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

E. Worrell Braswell
Affiant

Subscribed and sworn to before me this 4th day of May, 2005.

Carol A. Wilson
Notary Public

My Commission Expires: 7-19-08

CAROL A. WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of May, 2005.

Billie Frank Dickinson
by Drane D. Lyttle

Billie Frank Dickson by
Drane Lyttle as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, the undersigned, a Notary Public in and for said State and County, the within named **Drane Lyttle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged herself to be the person who executed the foregoing instrument **as Attorney-in-Fact in behalf of Billie Frank Dickinson**, the bargainor, and further acknowledged that she executed the same as the free act and deed of the said Billie Frank Dickinson for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of May, 2005.

Carol A. Wilson
Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:

Unit labeled Apartment 21E of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.13690% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being part of the same property conveyed to Joseph T. Dickson and wife, Billie Frank Dickinson, by deed of record in Book 6046, page 143, said Register's Office, the said Joseph T. Dickson having since died.