Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 09:18 2 pgs
Fees:13.00 Taxes:388.50

20050601-0061427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANKLIN DANIEL BRABSON	CUNA Mutual Mortgage Corp.	**94-1-455**
(NAME)	(NAME)	
1604 ELECTRIC AVENUE	2908 Marketplace Dr. #100	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Madison, WI 53719	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHADWICK W. WALLS, and DONNA L. WALLS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANKLIN DANIEL BRABSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED ASD FOLLOWS:

BEING LOT NO. 70 ON THE PLAN OF SHELBY VILLAGE NO. THREE OF RECORD IN BOOK 2083, PAGE 6, REGISTER'S OFFICE FOR DAIVDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ELECTRIC AVENUE, AT THE CORNER OF LOTS 69 AND 70; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 81.5 FEET TO A POINT; THENCE NORTH 52 DEGREES 04 MINUTES EAST, 166.5 FEET TO A POINT IN THE SOUTHERLY MARGIN OF ELECTRIC AVENUE, AT ITS INTERSECTION WITH THE WESTERLY MARGIN OF IRENE STREET; THENCE WITH THE MARGIN OF SAID ELECTRIC AVENUE, AS FOLLOWS: WESTERLY 59.7 FEET TO A CONCRETE MONUMENT, SOUTHWESTERLY 84.2 FEET TO ANOTHER CONCRETE MONUMENT AND CONTINUING SOUTHWESTERLY 33.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHADWICK W. WALLS AND DONNA L. WALLS BY DEED FROM MELVIN EUGENE HAFFNER, OF RECORD IN INSTRUMENT NO. 20040217-0018134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1604 ELECTRIC AVENUE, NASHVILLE, TN 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness **our hands** this **27th day of May, 2005.**

CHADWICK W. WALLS

Donna L. Walls

DONNA L. WALLS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County, aforesaid, personally appeared **CHADWICK W. WALLS, and DONNA L. WALLS**, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **27th day of May, 2005**.

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008