03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Donna C. Garrett
Affiant

Subscribed and sworn to before me, this 6th day of July, 2005.

K. Diane K. Mann
Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/15/05 16:04 2 pg:
Fees:13.00 Taxes:925.00

20050815-0096541

03-0506-32872

Address of New Owner:	Send Tax Bills to:	Tax Information
Donna Garrett	Primary Residential Mortgage	172-01-0-A-104.00CO
207 Trotwood	4750 West Wiley Post Way, #200	
Brentwood TN 37027	Salt Lake City, Utah 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary E. Braswell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donna C. Garrett and Charles M. Rota, tenants in common with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Copperfield, of record in Book 6900, Pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joe E. Braswell and wife, Mary E. Braswell, of record in Book 7702, Page 579, Register's Office for Davidson County, Tennessee. Joe E. Braswell having since died.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 207 Trotwood, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of July, 2005.

Mary E. Braswell

Mary E. Braswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary E. Braswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 09/04/2005

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 09/04/2005