This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 09/06/05 10:14 3 pgs
Fees:18.00 Taxes:295.63
20050906-0106385

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of August, 2005, by and between **Robert Braswell** party of the first part, and **Karen Brewer, an unmarried woman** 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 Rutherford, State of Tennessee, to wit:

See Attached Exhibit A

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 County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 36 Page 517 and easements of record, 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.

Robert Braswell _____

Robert Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Robert Braswell the within named bargain or, 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 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

Property Owner & Address : KAREN K BREWER
209 FARRIS AVE
MADISON TN 37115

Tax Parcel No.: 043-15-0 091.00

Property Address: 209 Farris Avenue
Madison, TN 37115

MAIL TAX BILLS TO: KAREN K BREWER
209-FARRIS AVE
MADISON, TN. 37115

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 $79,900 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Karen K Brewer
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August , 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

Exhibit A

Land in the Eleventh Civil District of Davidson County, Tennessee, described as follows:

Being Lots No. 13, 14, and 15 of Block A on the Map of Rock Hill Subdivision according to a survey made by Ewell Anderson, Surveyor in August, 1945, and part of the property conveyed to Mrs. J. M. McPhail of record in Book 1300, Page 240, Register's Office for Davidson County, Tennessee.

Beginning at a point in the East margin of Farris Avenue, which is the Northwest corner of the property conveyed to Howard Avent, et ux by deed from Mrs. Emma W. Dismukes, recorded in Book 1403, Page 14, Register's Office for Davidson County, Tennessee, thence Eastwardly, along Avent's North line, two hundred (200) feet to Avent's Northeast corner; thence Northwardly one Hundred and fifty (150) feet to the Southeast corner of Lot No. 12 by deed recorded in Book 1759, Page 170, R.O.D.C., Tenn.; thence Westwardly, with the line between lots 12 and 13, two hundred (200) feet to the East margin of Farris Avenue; thence Southwardly, with the said East margin, One Hundred and fifty (150) feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed to Stewart Building Group, LLC, by deed of record in Book 11301, Page 725, re-recorded in Book 11388, Page 425. Register's Office for Davidson County, Tennessee.

Being a parcel of land in the 5th Councilmanic District of Davidson County Tennessee and a portion of that property conveyed to John M. Lester in Deed Book 8030, Page 522, Register's Office for Davidson County, Tennessee, known as Lot 15 of Block "A" on the on the map of Rockhill Subdivision (unrecorded) according to a survey by Ewell Anderson dated August 1945, and shown as parcel 90 on Map 43-15 as of record in the Metro Tax Assessor's Office for Davidson County, Tennessee, being more accurately described as follows:

Beginning at an iron pin corner in the Easterly margin of Farris Avenue, said pin being the most Southwesterly corner of the herein described parcel and the most Northwesterly corner of that property conveyed to Daryl Webb in Deed Book 10158, Page 862, Register of Deeds Davidson County, Tennessee (Lots 16 and 17 of said Subdivision); thence Eastwardly with the North line of said Webb (lot 16), 200' to the rear corner of Lot 15 & 16; thence Northwardly, 50' to the rear corner of Lots 14 & 15; thence Westerwardly with the South line of lot 14, 200' to the front corner of Lot 14, & 15 in the Easterly margin of Farris Avenue; thence Southwardly with said margin 50' to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
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