WARRANTY DEED

G-BC-05-107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

MARY FRANCES HUDSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Braswell	Wilson Bank & Trust	
107 Rosebank Avenue (ADDRESS)	1476 N. Mt. Juliet Road (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	83-3-190

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA TAMBURIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT H. BRASWELL, SR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, GEORGE C WATERS ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 161, Page 141, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Francis Jacob Tamburin and wife, Helen Ritchie Tamburin by Deed from Lawrence F. Owens and the heirs at law of Rachel W. Owens, deceased, namely: George A. Dillingham, Maude Dillingham, Maury Kennedy, E. D. Thompson, Jr., Elve Thompson Griffin and Gracie Lee Colvin, recorded on the 11th day of February, 1966 in Deed Book 3987, Page 80, in the Register's Office of Davidson County, Tennessee. The said Francis Jacob Tamburin has since died, leaving Helen Ritchie Tamburin the surviving tenant by the entirety.

Further being the same property conveyed to Sandra Tamburin by Quitclaim Deed of record in Inst. No. 20051227015380 8, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 Property Taxes; b) plat of record in Book 161, Page 141, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 107 Rosebank Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of December, 2005.

Sandra Tamburin

Davidson County DEEDWARR
Recvd: 12/27/05 11:44 2 pgs
Fees:13.00 Taxes:425.50

20051227-0153809

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Tamburin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903