WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 13:11 2 pgs
Fees:13.00 Taxes:425.13

20060502-0050431

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 2006

DANIEL L. MISCHKE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 2/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Horst	Coastal Mortgage Services, Inc.	MAP 072-03-0
(NAME)	(NAME)	
1114 McChesney Avenue	11230 Carmel Commons Boulevard	PARCEL 104.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Charlotte, NC 28226	
(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, Vernon Dale Braswell and wife, Tina M. Braswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Horst

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:

LAND located in Davidson County, Tennessee, to-wit: Being the Easterly one half of Lot Number 179, on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 179 fronts 50 feet on the Southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to Vernon Dale Braswell by Cash Deed dated September 2, 2003, from Mel Martinez, Secretary of Housing and Urban Development, of record by Instrument No. 20030908-0130843 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Tina M. Braswell joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Vernon Dale Braswell.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1114 McChesney Avenue, Nashville, TN 37216
(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 my hand this 28th day of April, 2006

Vernon Dale Braswell

Tina M. Braswell by Vernon Dale Braswell
Tina M. Braswell By Vernon Dale Braswell as her Attorney-In-Fact

LEGAL DESCRIPTION CONTINUATION:

Vernon Dale Braswell executes this Instrument as Attorney-in-fact on behalf of Tina M. Braswell pursuant to the Specific Power of Attorney of record by Instrument No. 20060502-0050430 **in the Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of April, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared VERNON DALE BRASWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TINA M. BRASWELL, as her Attorney-In-Fact, and who acknowledged that he as the Attorney-In-Fact executed the same as the free act and deed of the said TINA M. BRASWELL.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of April, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of April, 2006.

Notary Public

My Commission Expires:
9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON