WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 13:12 2 pgs
Fees:13.00 Taxes:416.25

20060502-0050433

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 201, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Dale Braswell II	American Home Mortgage Servicing	MAP 060-04
(NAME)	(NAME)	
207 Maplewood Trace	538 Broadhollow Road	PARCEL 027
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Melville, NY 11747	
(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, Shirlene Warren, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon Dale Braswell II and wife, Tina Marie Braswell

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 in the 12, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 10N on the Plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, and being know as Lot No. 207 on the unrecorded map showing the Subdivision of part of said Lot 1 and described as follows:

BEGINNING at a point in the centerline of Maplewood Lane, 63 feet East of the Southeast corner of the property conveyed to Gilbert H. Douglas, by deed of record in Book 2104, Page 382; Being the common corner of Lots Nos. 205 and 207; thence with the line between said lots, North 6 degrees 25' East 240 feet to a point; thence South 83 degrees 35' East 63 feet to the corner of Lots Nos. 207 and 209; thence with the line between said lots, South 6 degrees 25' West 240 feet to the centerline of Maplewood Lane; thence with centerline of the same, North 83 degrees 35' West 63 feet to the point of beginning.

Being the same property conveyed to Bobby F. Warren and Shirlene Warren, Husband and wife by Warranty Deed dated April 30, 1996, from Michael E. Robbins and Jacqueline B. Robbins, Husband and Wife, of record in Book 10042, Page 140, Register's Office for Davidson County, Tennessee. The said Bobby F. Warren having since died.

CONTINUED

unimproved ( )
This is improved (X) property, known as 207 Maplewood Trace, Nashville, TN 37207
(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

Shirlene Warren

Shirlene Warren

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 Shirlene Warren, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this April 2006.

Commission expires 9/22/07

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

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

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