Davidson County DEEDWARR
Recvd: 06/26/06 13:31 2 pgs
Fees:13.00 Taxes:518.00

20060626-0076006

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

COURTNEY PENNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2006.

Notary Public
My commission expires: 5-20-10

02-0606-44916

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Braswell	Robert Braswell	83-6-385
2004 Eastland Avenue	168 Charleston Park	
Nashville TN 37206	Nashville, TN 37205	

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, William A. Morris, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Braswell, 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. 3 and the westerly 20 feet of Lot No. 2, on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 3 and part of Lot No. 2 front together 50 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike, and run back between parallel lines 136.5 feet, more or less, to an alley.

Being the same property conveyed to William A. Morris and wife, Betty J. Morris by deed from Edward J. Swenson and wife, Joyce A. Swenson, dated 7-29-77, of record in Book 5179, Page 95, Register's Office for Davidson County, Tennessee, and by trustee's deed from Joseph K. Dughman, Trustee, dated 11-19-82, of record in Book 5966, Page 955, Register's Office for Davidson County, Tennessee. Betty J. Morris having since died on January 22, 1986.

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 2004 Eastland Avenue, Nashville, TN 37206

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 15th day of June, 2006.

William A. Morris

Emily Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 15th day of June, 2006.

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

Notary Public
State of Tennessee at Large
My Commission expires: 9/23/07