THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25415-05-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 21st day of June, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nicholas E. Sieveking 4412 Shepard Place Nashville, TN 37205	NEW OWNER	Map No.130.07-0 Parcel No. 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward W. Braswell and wife, Allison K. Braswell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas E. Sieveking and wife, Elizabeth W. Sieveking** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4412 Shepard Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of June, 2006.

Edward W. Braswell

Allison K. Braswell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward W. Braswell and Allison K. Braswell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/26/06 14:29 2 pgs
Fees:13.00 Taxes:4255.00

20060626-0076116

EXHIBIT "A"

TRACT I:

Land in the 7th Civil District of said County in the City of Belle Meade, being the southwesterly part of Lot No. 14 on the plat of a subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2 as of record in Book 421, page 112, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cherokee Circle at the northwest corner of the property conveyed to John S. Fletcher and wife, by deed from Elizabeth R. Robinson and husband of record in Book 1113, page 132, said Register's Office, being also the corner of Lots Nos. 7 and 14; thence with the line between said two lots, eastwardly 120 feet to a point 10 feet west of the northwest corner of Lot No. 6; thence with the line of a projection of a line which is 30 feet west of the southwest corner of Lot No. 6 and 10 feet west of the northwest corner of Lot No. 6 northwardly 24 feet; thence westwardly and parallel with the line between Lots Nos. 7 and 14, 122 feet more or less to the easterly margin of Cherokee Circle; thence southwardly 24 feet, more or less, to the beginning.

TRACT II:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being the westerly 120 feet of Lot No. 7 on the plat of subdivision of Lots Nos. 12 and 13 and re-subdivison of Lots Nos. 10 and 11 of Belle Meade plan No. 2, as of record in Book 421, page 112, of the Register's Office for Davidson County, Tennessee. Said part of said Lot No. 7 fronts 120 feet on the northerly side of Sheppard Place and runs back between parallel lines, with the easterly margin of Cherokee Circle 200 feet to a dead line, the westerly part of said property was acquired by Elizabeth R. Robinson by deed from Bransford Realty Company of record in Book 917, page 118, and the easterly triangular strip out of the northeast corner of said property was acquired by Elizabeth Ruston Robinson by deed from James D. Reynolds and wife of record in Book 946, page 258, Register's Office for Davidson County, Tennessee.

Together with that certain portion of a dedicated but unpaved street shown on the major street plan of the City of Belle Meade, filed in the Register's Office of Davidson County, Tennessee, on May 10, 1946, as Cherokee Circle which extends from the southerly margin of Iroquois Avenue in a southerly direction 850 feet, more or less, to the northerly margin of Shepard Place and being 50 feet in width is hereby declared closed, vacated and abandoned as of record in Book 2962, page 521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward W. Braswell and wife, Allison K. Braswell by deed dated 11/10/99 from Jack D. Rainy and Scott Haley, both unmarried of record in Book 11742, page 481, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to the rights of the public and to easements, if any, across that portion of subject property which was closed by the City of Belle Meade, Ordinance No. 51-8, a copy of which is of record in Book 2962, page 521, Register's Office for Davidson County, Tennessee.