RETURN TO:

**First National Financial Title**
**25 Century Blvd., Ste. 203**
**Nashville, TN. 37214**

N14972

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14972

Davidson County DEEDWARR
Recvd: 03/12/07 10:20 2 pgs
Fees:13.00 Taxes:259.00

20070312-0029898

Property Address:
1017 2nd Ave. South, Nashville, TN 37210

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frank L. Beasley and wife, Gwendolyn Beasley**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Robert H. Braswell**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 7 on the northerly 10 feet of Lot No. 8 in Paul Elysian Grove Plan of Lots as of record in Plan Book 1, Page 134, Chancery Court at Nashville.

Said Lot No. 7 and Part of Lot No. 8 front 60 feet on the westerly side of Second Avenue South and run back between parallel lines 135 feet, more or less, to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from L.V. Hendking, dated April 5, 2005, and recorded April 14, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200504140041888.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [x ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

9 RH

WITNESS Grantor's hand this 12 day of March, 2007.

Frank L. Beasley {Seal}
Frank L. Beasley

Gwendolyn Beasley {Seal}
Gwendolyn Beasley

State of TENNESSEE
County of DAVIDSON

On this the 9 day of March, 2007, before me, the undersigned officer, personally appeared Frank L. Beasley, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 9 of March, 2007.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Robert H. Braswell
1017 2nd Avenue South
Nashville, TN 37210

Person Or Entity Responsible For Payment Of Taxes:
Robert H. Braswell
168 Charleston Park
Nashville, TN 37205

Tax Parcel ID#: 09315030600