This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/01/07 09:31 2 pgs
Fees:13.00 Taxes:684.13
20070601-0064962

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Manuel Fonseca and wife, Phylecia Fonseca** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Lewis E. Braswell, IV and wife, Sarah F. Braswell** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Stacy Square Subdivision, Section 2, of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Manuel Fonseca and wife, Phylecia Fonseca, by Warranty Deed from Jeffrey T. Oberby dated 06/16/92, and recorded 03/20/92 in Book 8579, page 956, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 31 day of May, 2007.

Manuel Fonseca

Phylecia Fonseca

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Manuel Fonseca and wife, Phylecia Fonseca** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 31 day of May, 2007

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$184,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31 day of May, 2007.

Notary Public

My Commission Expires: 9/20/08

Map and Parcel: 128-10-0-037.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Lewis and Sarah Braswell
608 Hicks Road
Nashville, TN 37221

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008