PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/19/07 12:05 2 pgs
Fees:13.00 Taxes:795.50
20070719-0085941

W & I Ref:(dm) Title No: 48815
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Henry D. Brackman Anna Margaret Brackman 5558 Knob Road Nashville, Tennessee 37209	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10306015000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Basinger and spouse, Norma Basinger**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Henry D. Brackman and spouse, Anna Margaret Brackman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Brookside Court of record in Book 1424, page 145 Register's Office for said County.

Said Lot No. 44 fronts 80 feet on the broken northerly margin of Knob Road and extends back 282.5 feet on the easterly line and 281.9 feet on the westerly line to a dead line in the rear, measuring 44 feet thereon. Together with and subject to a Deed of Easement for driveway purposes of record in Book 5238, page 555 and a Shared Driveway Agreement of record in Book 7549, page 149 re-recorded in Book 7774, page 357.

Being the same property conveyed to Nicholas J. Holzmer and wife, Deanna V. Holzmer, 50% and Mark A. Basinger unmarried 50% by deed from James E. White and wife, Sara Jo White of record in Book 6785, page 49, said Register's Office. By Quitclaim Deed of record in Book 10038, page 803, said Register's Office. Nicholas J. Holmer and Deanna Holzmer conveyed their 50% interest to Mark Basinger and wife, Norma Basinger (dated and executed on April 15,1996 recorded on May 3, 1996).

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 145, said Register's Office, which Plan shows a 30 foot minimum building setback line from Knob Road and a 10 foot easement for public utility purposes along the rear line(s). And a 10 foot easement for utility purposes across the northwesterly rear portion of said lot. Deed of Easement for driveway purposes of record in Book 5238, page 555, said Register's Office. Shared Driveway Easement of record in Book 7549, page 149, re-recorded in Book 7774, page 357, said Register's Office.

This is improved property, known as: 5558 & 5560 Knob Road, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of July, 2007.

Mark Basinger

Norma Basinger

State of ARKANSAS
County of Sebastian

On this 13 day of July, 2007 , before me the undersigned authority, personally appeared Mark Basinger and Norma Basinger , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution thereof as their free act and deed.

Tina Marie Mickelson NOTARY PUBLIC Expires 02-01-2013 Sebastian County State of Arkansas

My Commission Expires: 02-01-2013

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Sworn and subscribed before me this the 16th day of July, 2007

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011