WARRANTY DEED

R-HDH-07-1117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Elizabeth D. Smith
Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2007.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew H. Smith	Coldwell Banker Mortgage	
1117 McChesney Avenue (ADDRESS)	2001 Bishops Gate Blvd. (NAME) (ADDRESS)	72-3-34
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT BRASWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW H. SMITH AND WIFE, ELIZABETH D. SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 1/2 OF LOT 224, INGLEWOOD PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 101 AND REVISED IN BOOK 421, PAGE 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. SAID WESTERLY 1/2 OF LOT NO. 224 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF MCCHESNEY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR(S) HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ROBERT BRASWELL BY WARRANTY DEED FROM JAMES M. HALLORAN AND WIFE, LORI D. HALLORAN, ONE-HALF UNDIVIDED INTEREST AND MICHAEL J. DIOGUARDI, ONE-HALF UNDIVIDED INTEREST RECORDED OCTOBER 12, 2005 IN INSTRUMENT NO. 20051012-0122821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 101; BOOK 421, PAGE 137; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1117 McChesney Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/14/07 10:39 2 pgs
Fees:13.00 Taxes:767.75
20070814-0096990

Witness my/our hand(s) this 9th day of August, 2007.

Robert Braswell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Braswell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903