Davidson County DEEDWARR
Recvd: 08/15/07 10:19 2 pgs
Fees:13.00 Taxes:1097.42

20070815-0097500

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07700274

WARRANTY DEED

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$296,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of August, 2007

Notary Public

MY COMMISSION EXPIRES: 7/01/09

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER M. MORRIS	SUNTRUST MORTGAGE, INC.	083-06-0-385.00
2004 EASTLAND AVENUE	201 FOURTH AVE./7TH FLOOR	
NASHVILLE, TN 37206	NASHVILLE, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT BRASWELL , MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER M. MORRIS and wife, JULIE H. MORRIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 20 feet of Lot No. 2, on the Map of McEwen Place, of record in Book 332, page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 3 and part of Lot No. 2 front together 50 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike, and run back between parallel lines 136.5 feet, more or less, to an alley.

Being the same property conveyed to Robert Braswell by Warranty Deed from William A. Morris, married, dated 6-15-06 and recorded 6-26-06 in Instrument Number 200606260076006, Register's Office for Davidson County, Tennessee.

GRANTOR CERTIFIES THAT THIS PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

Unimproved ( )
This is improved (X) property known as **2004 EASTLAND AVENUE, NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 13th day of August, 2007.

Robert Braswell

ROBERT BRASWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT BRASWELL the bargainor(s) 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 at Nashville, Tennessee this 13th day of August, 2007.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public