3.20

STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 02/21/08 10:35 2 pgs
Fees:13.00 Taxes:207.20
20080221-0016939

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00.

Brenda Vick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2008.

Kimberly D. Bradley
Notary Public
MY COMMISSION EXPIRES: 7/8/09
File No. 08-4986D

KIMBERLY D. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randall R. Jones and Barbara Jones, husband and wife (NAME)	New Owner (NAME)	72 - 3 - 359
232 Woodlake Dr ~~1200 Shelton Avenue~~ (STREET ADDRESS)	~ (STREET ADDRESS)	
Gallatin TN 37066 ~~Nashville, TN 37216~~ (CITY) (STATE) (ZIP)	~ (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Robert H. Braswell, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall R. Jones and Barbara Jones, husband and wife,** 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 the westerly 64 feet of Lot No. 60 on the plan of INGLEWOOD PLACE, as shown by plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot 60 fronts 64 feet on the southerly side of Shelton Avenue, and runs back between parallel lines with the easterly margin of Katherine Street, 189.75 feet to a dead line.

BEING the same property conveyed to Robert H. Braswell from Rucele Consigny, by Deed dated January 14, 2008, as Instrument No. 20080116-0004774, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1200 Shelton Avenue, Nashville, TN 37216.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Robert Braswell

Witness my/our hand(s) this 13th day of February, 2008.

Robert H. Braswell

Robert H. Braswell

February 13, 2008
Date

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 H. Braswell, a married man, 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, this 13th day of February, 2008.

My Commission Expires: 9/10/13

Notary Public

WILLIAM D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066