WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$153,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of February, 2008.

Notary Public
My Commission expires: 8/12/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Blake Hallman	Taylor, Bean & Whitaker Mortgage Corp.	033-04-0-B-023.00
216 Nathan Drive	1417 North Magnolia Avenue	
Goodlettsville, TN 37072	Ocala, FL 34475	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert H. Braswell,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Blake Hallman, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Dry Creek Pointe, Section 1, as shown on plat of record in Book 7900, page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made particular description of said property.

Being the same property conveyed to Robert H. Braswell, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, on September 7, 2007, of record in Instrument Number 20070924-0113583, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 033-04-0-B-023.00.
- Subject to all matters as shown on the Plan of record in Book 7900, page 737, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9863, page 153, as amended in Instrument Number 20000718-0070540, Register's Office for Davidson County, Tennessee.

This is improved property known as: **216 Nathan Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2008.

Davidson County DEEDWARR
Recvd: 03/03/08 14:15 2 pgs
Fees:13.00 Taxes:566.10
20080303-0020999

Robert H. Braswell
Robert H. Braswell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert H. Braswell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2008

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY