WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110007903 DEEDWARR
Recvd: 02/07/11 12:57 2 pgs
Fees:13.00 Taxes:477.30
20110207-0010693

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$129,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of January, 2011.

Kim Perry
Notary Public
My Commission expires: 8-20-13
(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:
James H. McElhaney II	New Owner	095-16-0-022.00
405 McKeige Court	P.O. Box 5611	
Nashville, TN 37214	Shreveport, LA 71135	

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 **James H. McElhaney, II and wife, Sandra J. McElhaney**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 37 on the plan of Perry Heights, of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 37 fronts 97.9 feet on the Easterly side of McKeige Court and runs back 162 feet on the northerly line and 128 feet on the southerly line to a dead line in the rear, which is a broken line, and measures 148.1 feet thereon.

Being the same property conveyed to Robert H. Braswell, by deed from Federal Home Loan Mortgage Corporation, on May 17, 2010, of record in Instrument Number 20100604-0043415, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2900, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **405 McKeige Court, Nashville, TN 37214**

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 January 31, 2011.

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 January 31, 2011

My commission expires 8/9/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY