BILL GARRETT, Davidson County
Trans:T20120013525 DEEDWARR
Recvd: 02/24/12 08:32 3 pgs
Fees:17.00 Taxes:0.00
20120224-0016016

This Instrument Was Prepared By:
Donna Elrod
2647 N. Grundy Quarles Highway
Gainesboro, TN 38562

STATE OF TENNESSEE
COUNTY OF Davidson

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(A).

Geneva Braswell
Affiant

Subscribed and sworn to before me on this 23rd day of February 2012.

Linda D. Lloyd
Notary Public

My Commission Expires: May 8th 2012

LINDA D. LLOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012

SEND TAX NOTICES TO:

Donna J. Elrod and Debra D. Petty,
Co-Trustees of The Geneva Braswell Trust
2465 N. Grundy Quarles Highway
Gainesboro, TN 38562

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, , the receipt and sufficiency of which are hereby acknowledged,

I, **Geneva C. Braswell, unremarried widow of Jesse F. Braswell, deceased,** the Grantor, bargain and sell, and by these presents do transfer and convey, unto **Donna J. Elrod and Debra D. Petty, Co-Trustees of The Geneva Braswell Trust,** the Grantees, their successors and assigns, all of my right, title and interest in and to certain tracts of land in **Davidson County, Tennessee**, which is more particularly described:

Being the house and lot (0.26 acre) located at 1106 Preston Drive, Nashville, Tennessee 37206, being Lot 7 of the Rosebank Subdivision of J W C Church 073x157xIR, described as follows:

Being Lot No. 7 on the Plan of Rosebank Park, as of record in Book 2083, Page 89, Register's Office for said County.

Said Lot No. 7 fronts 73 feet on the westerly side of Preston Drive and runs back 109.5 feet on the northerly line and 156.75 feet on the southerly line to a dead line, measuring 105.5 feet thereon.

The previous and last conveyance being a Deed to Jesse F. Braswell and wife, Geneva C. Braswell of record in Deed Book 2401, Page 550, Register's Office, Davidson County, Tennessee.

This property is all of that listed as Parcel ID 083 04 0 185.00, Assessor's Office, Davidson County, Tennessee, and is improved property located at 1106 Preston Drive, Nashville, Tennessee 37206.

The description for the property herein conveyed was provided by the parties herein. The parties, their heirs, successors and assigns hereby release the preparer of this instrument from any claim or liability in the event of any inaccuracy or deficiency in the said description.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

TO HAVE AND TO HOLD said interest herein conveyed, with the estate and title thereto, to Grantees, their successors and assigns, forever; and I do covenant with Grantees that I am lawfully seized and possessed of said interest in said property, have a good right to convey it, and the same is unencumbered and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said interest to Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of February 2012.

Geneva Braswell
GENEVA C. BRASWELL

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Geneva C. Braswell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the within named Grantor and that, as such, executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this the 23rd day of February 2012.

LINDA D. FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012

Linda D. Floyd
Notary Public

My Commission Expires: May 8th 2012