430397-7

BOOK 13

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Robert C. Bracey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 83.

Barbara D. Whittaker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires APRIL 18, 1987
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

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FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BARBARA D. WHITTAKER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Bracey et ux (NAME)	Fidelity Federal Savings and Loan (NAME)	Map 72-8-231
2212 Ravenwood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15DZ-54005

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, JOYCE ANN EPPERSON AND JANICE RACHEL MILANI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT C. BRACEY AND WIFE, RENE' H. BRACEY

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. 164, on the Map of Dalewood Section III, as of record in Book 1835, page 20, said Register's Office.

Said Lot No. 164 fronts 78 feet on the westerly side of Ravenwood Drive and runs back between parallel lines 168.2 feet to a dead line.

Being the same property conveyed to James S. Moore and wife, Ruth L. Moore by deed from Melvin G. Taylor, and wife, Doris J. Taylor, of record in Book 3903, page 182, said Register's Office. The said James S. Moore and Marjorie Ruth Lamb Moore having since divorced the property was vested in James Stanley Moore by Final Decree of record in Book 5864, page 235, said Register's Office. The said James Stanley having since died the property is vested in Joyce Ann Epperson and Janice Rachel Milani as devisees under the Will of James Stanley Moore of record in Will Book 140, page 550, County Court Clerks Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2212 Ravenwood Drive (House Number) (Street) Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Postal Zip)

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.

Witnessed our hands this 2nd day of December, 19 83

Joyce Ann Epperson — Joyce Ann Epperson

Janice Rachel Milani — Janice Rachel Milani

OFFICIAL RECEIPT

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Ann Epperson and Janice Rachel Milani

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December 1983

My Commission Expires APRIL 19, 1987

Commission expires

Barbara D. Whittaker
Notary Public

BARBARA D. WHITTAKER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Joyce Ann Epperson and
Janice Rachel Milani

TO
Robert C. Bracey and wife,
Rene' H. Bracey

IDENTIF. REFERENCE

Dec 5 3 30 PM '83
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

12/05 123.50- CHECK
H90224

7247

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
7247A12/05/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H90224

IDENTIF. REFERENCE

Dec 6 3 11 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 997933