BOOK 11440 PG. 422

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 19 99.

Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
FRED R. BRACEY, et ux SHERYL G. BRACEY	Same	Map 61-15
(NAME) 112 Choctaw Drive	(NAME)	Parcel 118
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville, TN 37075	(STREET ADDRESS)	
(CITY) (STATE) (P.O. 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 HEREBY ACKNOWLEDGED, WE, MARGARET L. BANNIZA, MILDRED V. HYDE AND GLADYS BROWN LASSITER, joined by MARSHA LYNN GREGORY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED R. BRACEY and wife, SHERYL G. BRACEY

HEREINAFTER CALLED THE GRANTEES, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

FOR PROPERTY DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PICK-UP

05766621
IDENTIFICATION REFERENCE

99 APR 21 AM 9:23
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1146 ARDEE AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (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 ti, 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.

Witness OUR hand S this 23rd day of MARCH, 19 99

Margaret L. Banniza
MARGARET L. BANNIZA

Gladys Brown Lassiter
GLADYS BROWN LASSITER

Marsha Lynn Gregory
MARSHA LYNN GREGORY

Mildred V. Hyde by Betty Jean Akers, Attorney in fact
MILDRED V. HYDE -BY: BETTY JEAN AKERS
Attorney-in-fact.

STATE OF TENNESSEE
Davidson County

BOOK 11440 PG. 423

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARGARET L. BANNIZA, GLADYS BROWN LASSITER AND MARSHA LYNN GREGORY

the bargainor s, 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 Hendersonville, Tennessee, this 23rd day of MARCH, 1999

Commission expires 5-28-2000

William L. Berry
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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

TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid appeared BETTY JEAN AKERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MILDRED V. HYDE, and acknowledged that she executed the same as the free act and deed of said MILDRED V. HYDE.

Witness my hand and seal this 23 day of MARCH, 1999.

My commission expires: 5-28-2000

William L. Berry
NOTARY PUBLIC

EXHIBIT "A" BOOK 11440 PG. 424

TO

WARRANTY DEED

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract (Lot) 19, Block B, of SUNNYMEADE ESTATES, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 974, pages 56 and 57, Register's Office of said County. Said Lot 19, Block B, fronts 60 feet on the southerly side of Ardee Avenue, and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to L. E. DeLoach and wife, Lillie DeLoach by deed from W. D. Dutton, et ux of record in Book 1151, page 272, Register's Office for Davidson County, Tennessee. Lillie DeLoach predeceased L. E. DeLoach. Thereafter L. E. DeLoach married Maude H. DeLoach and by deed dated May 4, 1953 recorded in Book 2144, page 430, Register's Office for Davidson County, Tennessee a tenancy by the entireties was created between L. E. DeLoach and Maude H. DeLoach. L. E. DeLoach predeceased Maude H. DeLoach. Maude H. DeLoach is deceased and by Last Will and Testament of record in Will Book 123, page 23, Probate Clerk's Office for Davidson County, Tennessee (Probated March 13, 1978 as file # 65434) the above property was given, devised and bequeathed to Melvin Powell Lassiter for life with remainder interest to Mildred Virginia Hyde, Marshall Everette Lassiter and Margaret L. Banniza. Marshal Everette Lassiter is deceased and by Will of record in Will Book "Y", page 284, County Clerk's Office for Wilson County, Tennessee; duly probated in the County Court (now Probate County) for Wilson County, Tennessee, with a certified copy of said Will being recorded prior to this deed in Book 1149 page 415, Register's Office for Davidson County, Tennessee, the deceased's interest in the above real estate was given, devised and bequeathed to his wife, Gladys Brown Lassiter. Marsha Lynn Gregory joins in this conveyance in order to convey any interest she may have in said property by virtue of being the daughter of Marshall Everette Lassiter.

Betty Jean Akers executes this deed for Mildred V. Hyde by virtue of the authority granted in a durable general power of attorney dated January 13, 1997 and recorded prior to this deed in Book 1140, page 419, Register's Office for Davidson County, Tennessee.

5087 04/21 0101 02CHECK 225.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11440 PG. 425

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	225.90
CHECK	225.90

04/21/99 01 09:26 0001 5087

0576621

IDENTIFICATION REFERENCE

99 APR 21 AM 9:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475038