Instr:200006210061705 Page: 1 OF 2
REC'D FOR REC 06/21/2000 11:20:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $188.70

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] 26B |
|---|---|---|
| Fred R. Bracey and | New Owner | |
| wife, Sheryl G. Bracey | | MAP:094-01-0 |
| 1601 Long Avenue | Same | PARCEL: 422.00 |
| Nashville, TN 37206 | | |

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-06-10146 ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Lucille Stone Irwin, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Fred R. Bracey and wife, Sheryl G. Bracey, (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:**

**A certain tract or parcel of land in Davidson County, Tennessee, as follows: Being the westerly half of Lot No. 189 on the Plan of Edgefield Land Co.'s First Subdivision, as of record in Book No 57, page 130. R.O.D.C. Tennessee. Said westerly half of Lot No. 189 fronts 40 feet on the northerly side of Long Avenue and runs back between parallel lines with the easterly margin of 16th Street 150 feet to an alley.**

**Being the same property conveyed to Lucille Stone, a/k/a, Lucille Stone Irwin as the sole surviving heir of Donna B. Stone, J. Robert Stone, Edith Stone and Maxine Stone as evidenced in the Affidavit of Heirship of record in Book 10468, page 986, Register's Office for Davidson County, Tennessee.**

This legal description is the same as used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee.**
3. **Will of Donna B. Stone of record in Book 10450, page 930, Register's Office for Davidson County, Tennessee.**

This is improved property known as **1601 Long Avenue, Nashville Tennessee 37206.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $51,000.00
[
[

Affiant

[Subscribed and sworn to before me this
[9th day of June, 2000.
[
[

Notary Public

[My Commission Expires: 11/29/03

AMY D. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of June, 2000.

Lucille Stone

**Lucille Stone, a/k/a Lucille Stone Irwin**

STATE OF TENNESSEE)
**COUNTY OF DAVIDSON)**

On this **9th** day of **June,** 2000, before me personally appeared **Lucille Stone, a/k/a Lucille Stone Irwin**, to me known to be the person who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed

**WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 2000.**

Donald E. Kniffen
NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.