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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $54,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of August, 2001.

Notary Public
My Commission Expires: 1/29/05

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

DAVIDSON COUNTY, TENN. RODERICK J. NAVIN NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 09/04/01 10:40 3pgs
Fees:18.00 Taxes:199.80
20010904-0095134

ADDRESS NEW OWNER:
Fred R. Bracey
112 Choctaw Drive
Hendersonville, TN 37075

SEND TAX BILL TO:
SAME

Map: 61-14, Parcel:161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephanie H. Coleman (formerly known as Stephanie Epperson) and husband Steven Colemen, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Fred R. Bracey and wife, Sheryl G. Bracey, hereinafter the GRANTEE, their successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 3716 Hilltop Lane, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) City and/or County Taxes for the year 2001 and subsequent years: A lien, not yet due or payable.

2) All matters as shown on the plan of Craig's Subdivision of record in Plat Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.

3) Sewer Easement of record in Book 4319, page 873, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said Steven Coleman joins in this conveyance to convey any marital or spousal interest he may have in said property.

WITNESS my hand this 31st day of August, 2001.

GRANTOR:

Steven Coleman
Steven Coleman

Stephanie H. Coleman
Stephanie H. Coleman
(formerly known as Stephanie Epperson)

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Steven Coleman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 2001.

Notary Public

My Commission Expires: 1/29/03

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Stephanie H. Coleman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2001.

Notary Public

My Commission Expires: 1/29/03

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 114 on the map of Craig's Subdivision of the Crownover property, as of record in Book 894, page 640, and 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 114 fronts 50 feet on the easterly side of Craig Street, now Hilltop Lane, and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Harvey Lee Epperson, Jr. and wife, Stephanie H. Epperson of record in Book 8256, page 432, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Stephanie Holland by quitclaim deed from Harvey Lee Epperson, Jr. of record in Book 10327, page 665, said Register's Office. Said Quitclaim Deed was later corrected by Instrument of Correction of Deed conveying the property to Stephanie Epperson of record in Book 10539, page 363, said Register's Office.