19-A

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/17/02 15:07 2pgs
Fees:13.00 Taxes:1809.30

20020517-0060891

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 489,000.00

Ruth A. Pace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2002

Sherie L. Hicks
Notary Public

MY COMMISSION EXPIRES: 9-28-05
(AFFIX SEAL)

SHERIE L. HICKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Wilson Stewart (NAME)	same (NAME)	MAP 116-8-F
137 Prospect Hill (ADDRESS)	(ADDRESS)	PARCEL 137
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Henry Bryan Brackin, Jr., Executor, Henry Bryan Brackin, Jr., Trustee, Henry Bryan Brackin, Jr., and Henry Bryan Brackin, III, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Wilson Stewart and Sam L. Coleman, as joints tenents with right of survisorship

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

Land in Davidson County, Tennessee, Being Lot No. 137, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown.

Being the same property conveyed to Eva Cato Brackin, by quitclaim deed from Henry B. Brackin, Jr. as of record in Book 6458, page 140, Register's office for Davidson County, Tennessee. The said Eva Cato Brackin having since died. Her Last Will and Testament of record in Will Book 3687, page 679745, devising the subject property to The Henry Bryan Brackin, Jr. Family Trust. The undersigned Henry Bryan Brackin joins in this conveyance for the purposes of conveying any marital interest he may have in the subject property as the spouse of Ava Cato Brackin.

unimproved ( )
This is improved (X) property, known as 137 Prospect Hill, Nashville, Tennessee 37205
(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 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.

Witness my hand this 15th day of May, 2002.

Henry B Brackin Jr.
Henry Bryan Brackin, Jr., Executor

Henry B. Brackin Jr.
Henry Bryan Brackin, Jr., Trustee

Henry B. Brackin Jr.
Henry Bryan Brackin, Jr.

Henry B. Brackin III
Henry Bryan Brackin, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Henry Bryan Brackin, Jr.**, with whom I am personally acquainted, and who acknowledged himself to be the Trustee for the Henry Bryan Brackin, Jr. Family Trust and that he as such Trustee being authorized so to do, executed the for going instrument for the purposes therein contained by signing as Trustee of The Henry Bryan Brackin, Jr. Family Trust.

Witness my hand, at office, this 15th day of May, 2002.

Notary Public

My Commission Expires: July 24 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Henry Bryan Brackin, III**, with whom I am personally acquainted, and who acknowledged himself to be the Trustee for the Henry Bryan Brackin, Jr. Family Trust and that he as such Trustee being authorized so to do, executed the for going instrument for the purposes therein contained by signing as Trustee of The Henry Bryan Brackin, Jr. Family Trust.

Witness my hand, at office, this 15th day of May, 2002.

Notary Public

My Commission Expires: July 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Henry Bryan Brackin, Jr.**, with whom I am personally acquainted, and who acknowledged himself to be the Executor for the Estate of Eva Cato Brackin and that he as such Executor being authorized so to do, executed the for going instrument for the purposes therein contained by signing as Executor of the Estate of Eva Brackin Cato.

Witness my hand, at office, this 15th day of May, 2002.

Notary Public

My Commission Expires: July 24 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Henry Bryan Brackin, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2002.

Notary Public

My Commission Expires: July 24, 2004