Davidson County DEEDWARR
Recvd: 05/20/03 09:09 3pgs
Fees:18.00 Taxes:255.30
20030520-0068425

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Emily Marshall and Alberta Marshall	New Owners	Map 061-14-0
3716 Hilltop Lane		Parcel 161
Nashville, TN 37216		11486 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

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, **Fred R. Bracey and wife, Sheryl G. Bracey** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Emily Marshall and Alberta Marshall** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

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

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 Fred R. Bracey and wife, Sheryl G. Bracey by Warranty Deed of record in Instrument Number 200109040095134, said Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 894, page 640, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4319, page 873, said Register's Office.

This is improved property commonly known as 3716 Hilltop Lane, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $69,000.00.

Affiant

Subscribed and sworn to before me this 14th day of May, 2003.

Notary Public

My Commission Expires: 03/28/03

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 Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 14th day of May, 2003.

Fred E. Bracey

Sheryl G. Bracey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fred R. Bracey and wife, Sheryl G. Bracey, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of **May, 2003**.

Notary Public

My Commission Expires: 05/28/03