Davidson County DEEDWARR
Recvd: 06/26/03 10:09 3pgs
Fees:18.00 Taxes:203.50

20030626-0088170

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

Fred R. Bracey and Sheryl G. Bracey	New Owners	Map 061-15-0
112 Choctaw Lane		Parcel 136
Hendersonville, TN 37075		26b 11571

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, **James Grant Taymon, a married person and Margaret Pauline Taymon York Newton, a married person** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Fred R. Bracey and wife, Sheryl G. Bracey** (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 74, as shown on the map entitled Sunnymeade, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Grant Taymon and Margaret Pauline Taymon York Newton, by deed of record in Book 6844, page 900, said Register's Office.

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

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of both Grantors.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Plat Book 974, pages 56 and 57, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4286, page 737, said Register's Office.

This is improved property commonly known as 1221 Sunnymeade Avenue, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2003.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 3-31-05

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 24th day of June, 2003.

James Grant Taymon

Margaret Pauline Taymon York Newton

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Grant Taymon and Pauline Taymon York Newton 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 24th day of **June, 2003**.

Notary Public

SUMNER COUNTY

My Commission Expires: 10-29-06

NOTICE OF AVAILABILITY OF TITLE INSURANCE

Regarding: 1221 Sunnymeade Avenue, Nashville, TN 37216

Pursuant to Tennessee Code Annotated Section 56-35-133, notice is hereby given to you that you, as the purchaser(s) of the real estate identified above, may obtain a policy of owner's title insurance which will afford to you title insurance protection in the event of a defect or claim of defect in title to the real estate you are acquiring (such as unpaid bills for labor or materials, forgery, missing heirs, or tax liens). You may purchase title insurance in the amount of your purchase price (or for the amount of the purchase price plus any improvements which you anticipate making).

Tennessee Code Annotated Section 56-35-133 requires that you sign the statement below to acknowledge that you have received this notice, and to indicate whether you desire to purchase owner's title insurance.

ROBERT J. NOTESTINE III

By: _____
Settlement Agent

Print Name: _____

I/we elect _____ to purchase owner's title insurance in the amount of $_____.

I/we elect _____ not to purchase owner's title insurance.

-or-

_✓_ A policy of owner's title insurance in the amount of ~~$119,500~~ $55,000.00 is being provided to me/us with the cost paid by others.

If I/we have elected not to purchase owner's title insurance for my/our protection and no such policy is being provided to me/us with the cost paid by others, I/we acknowledge that neither Old Republic/Robert J. Notestine, III/Weldon White shall have any responsibility to me/us for the status of the title to the real estate I/we am/are acquiring.

Date: June 24, 2003

Fred K. Bracy
(Name)

Sheryl G. Bracey
(Name)