Davidson County DEEDWARR
Recvd: 06/21/04 16:01 2pgs
Fees:13.00 Taxes:503.20

20040621-0073340

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Ronald G. DeBracy
Affiant

Subscribed and sworn to before me, this 17th day of June, 2004.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY Comm. Exp. 10/4/2005

Notary Public
My commission expires: 9/4/05

02-0405-43162

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald G. DeBracy 2956 Steamboat Drive Nashville TN 37214	GMAC Mortgage Corporation 100 Witmer Rd. Horsham, PA 19044	062-02-0-A- 267.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angela Jane Field, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald G. DeBracy and wife, Patricia M. DeBracy, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 284 on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Angela Jane Field by deed dated 8/26/98 of record in Book 11096, Page 335, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 2956 Steamboat Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of June, 2004.

Angela Jane Field

Angela Jane Field by Margaret Rebecca Thomas, ASIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Margaret Rebecca Thomas, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Angela Jane Field, and that she is authorized by Angela Jane Field, to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 17th day of June, 2004.

Notary Public

My commission expires: 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005