This Instrument Was Prepared By:

KIRK C. WAITE, ATTORNEY
7100 EXECUTIVE CENTER DR., #101
BRENTWOOD, TENNESSEE 37027

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

James D. Lawson
Affiant

Subscribed and sworn to before me, this 15 day of July, 2004.

Notary Public

My Commission Expires

Davidson County DEEDWARR
Recvd: 07/09/04 11:45 3pgs
Fees:18.00 Taxes:148.00
20040709-0081855

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. & Mrs. Fred Bracey 112 Choctaw Dr. Hendersonville	SAME	061 160 20800

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James D. Lawson and Morris D. Lawson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fred

R. Bracey and wife, Sheryl G. Bracey, hereinafter called the Grantees, their heirs , successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly 53.1 feet of Lot No. 52 on the Plan of Kennedy and Graves' Subdivision of Blocks "C" and "D", Monte Vista, as of record in Book 843, page 14, Register's Office for said County.
>
> Said easterly part of Lot No. 52 fronts 53.1 feet on the southerly side of McAlpine, formerly Apline Avenue, and runs back between parallel lines 388.5 feet to a dead line.
>
> BEING the same property conveyed to Jasper Derwin Lawson and wife, Maggie A. Lawson by Deed from Nellie Turner, a widow, of record in Book 2283, page 379, Register's Office for Davidson County, Tennessee. The said Jasper Derwin Lawson and wife, Maggie A. Lawson, are both deceased and James D. Lawson and Morris D. Lawson being the only heirs at law of the said Jasper Derwin Lawson and wife, Maggie A. Lawson.
>
> This conveyance is subject to any and all easements of records.
>
> This is improved property., 1326 McAlpine Avenue, Nashville Tennessee 37216
>
> This instrument prepared from information furnished by the Sellers. No title search performed.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are 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; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of April, 2004.

James D. Lawson

JAMES D. LAWSON

Morris D. Lawson

MORRIS D. LAWSON

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Lawson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 15 day of April 2004.

NOTARY PUBLIC

CHARLES C. MORROW · NOTARY PUBLIC AT LARGE · WILLIAMSON CO., TENN.

My Commission Expires: 8-29-2004

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morris D. Lawson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 15 day of April, 2004.

NOTARY PUBLIC

CHARLES C. MORROW · NOTARY PUBLIC AT LARGE · WILLIAMSON CO., TENN.

My Commission Expires: 8-29-2004