[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sheila F. Tidwell and Connie M. Williams	New Owners	Map 94-1
P.O. Box ~~21905~~ 2919 85 W		Parcel 470
Nashville, TN 37229		12191 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, 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 **Sheila F. Tidwell and Connie M. Williams** (The "Grantees"), they 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 54, as shown on the map entitled Shelby Village Number Two, of record in Plat book 1835, page 48, 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 Fred R. Bracey and wife, Sheryl G. Bracey, by deed of record as Instrument Number 20020814-0098139, 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 2005 and subsequent years.
2. Matters shown on the plan of record in Book 1835, page 48, said Register's Office.

This is improved property commonly known as 1420 ~~140~~ Electric Avenue, Nashville, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $72,500.00.

x Sheila F. Tidwell
Affiant

Subscribed and sworn to before me this 3rd day of February, 2005.

Notary Public

ROBERT JOHN NOTESTINE, III NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

My Commission Expires: 9-24-2005

Davidson County DEEDWARR
Recvd: 02/07/05 10:28 2 pgs
Fees:13.00 Taxes:268.25

20050207-0013928

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 3rd day of February, 2005.

Fred R. Bracey

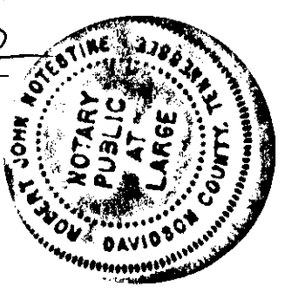
Sheryl G. Bracey

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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2005.

Notary Public



My Commission Expires: 9-24-2005