Davidson County DEEDWARR
Recvd: 03/11/05 15:25 2 pgs
Fees:13.00 Taxes:185.00
20050311-0027382

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Hollis Bratcher	New Owner	Map 71-11
4009 Lancashire Drive		Parcel 229
Antioch, TN 37013		12224 26b

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 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, **William G. Wallis, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Hollis Bratcher, a married person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Robertson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 198 and 199 on the Plat of the Highland Land Company's Subdivision, of record in book 421, page 14, said Register's Office.

Said Lot Nos. 198 and 199 front twenty-five (25) feet each on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to William G. Wallis by Quitclaim Deed from Billie W. Rickles, unmarried of record in Book 9633, page 104, said Register's Office. Further conveyed to William G. Wallis and Billie W. Rickles by Warranty Deed from Harold E. Stewart of record in Book 8160, page 152, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of William G. Wallis or spouse and never has been and is investment property owned by William G. Wallis.

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. All matters appearing on the Plan of record in Plat Book 421, page 14, said Register's Office.

This is improved property commonly known as 1429 Pennock Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Hollis Bratcher
Affiant

Subscribed and sworn to before me this 10th day of March, 2005.

VICKY W. MCGILL NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 3-31-07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of March, 2005.

William G. Wallis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William G. Wallis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2005.

Notary Public

My Commission Expires: 3-31-07