[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Connie M. Williams and Sheila F. Tidwell	New Owner	Map 61-15
PO Box 291985		Parcel 118
Nashville, TN 37229		12289 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 05/23/05 12:32 2 pg
Fees:13.00 Taxes:325.60

20050523-0057788

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 do transfer and convey unto **Connie M. Williams and Sheila F. Tidwell,** (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 Tract (Lot) 19, Block B, of Sunnymeade Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 974, pages 56 and 57, said Register's Office.

Said Lot No. 19, Block B, fronts 60 feet on the southerly side of Ardee Avenue, and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Fred R. Bracey and wife, Sheryl G. Bracey by deed from Margaret L. Banniza, Mildred V. Hyde and Gladys Brown Lassiter, joined by Marsha Lynn Gregory, as of record in Book 11440, page 422, 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. Any and all matters of record in Plat Book 974, page 56, said Register's Office.

This is improved property commonly known as 1146 Ardee Avenue, Nashville, Tennessee 37216

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 88,000.00.

Affiant

Subscribed and sworn to before me this day of May, 2005.

Notary Public

My Commission Expires: 9-24-2007

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; has 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 20th day of May, 2005.

Fred R. Bracey

Sheryl G. Bracey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred R. Bracey and wife, Sheryl G. Bracey**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of May, 2005.

Notary Public

My Commission Expires: 9-24-2005