BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$74,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF AUGUST, 2005. Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CONNIE M. WILLIAMS, ET AL	**SAME**	**061-16-0-208.00**
(NAME) **P. O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229-1985**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/29/05 10:45 2 pgs
Fees:13.00 Taxes:273.80
20050829-0103016

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, FRED R. BRACEY AND WIFE, SHERYL G. BRACEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNIE M. WILLLIAMS AND SHEILA F. TIDWELL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 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 Alpine Avenue, and runs back between parallel lines 388.5 feet to a dead line.

Being the same property conveyed to Fred R. Bracey and wife, Sheryl G. Bracey by deed from James D. Lawson and Morris D. Lawson of record in Instrument #20040709-0081855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 843, page 14, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4720, page 476, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1326 MCALPINE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26 day of August, 2005.

Fred R. Bracey
FRED R. BRACEY

Sheryl G. 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 Sheryl G. Bracey**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of August, 2005.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public