THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-06

(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Nutter	NEW OWNER	MAP 075-11
826 Rachels View		PARCEL 134
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sarah B. Brackett and husband Carl E. Brackett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori Nutter**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Bo. 56A on the plan of the Zone Lot Division of Lots 49,50,51,52,53,54,56,57,58,59,60,61,62,64,65,67,68,69,71,72,73,75,76,77 and 79, Rachels Square, Section Two, as of record in Plat Book 6250, page 541, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sarah B. Brackett and Carl E. Brackett by Quitclaim Deed from Stephen E. Kelley, unmarried, of record as Instrument No. 200403230032751, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is being executed on behalf of Sarah B. Brackett and Carl E. Brackett pursuant to powers of attorney executed by same and being placed of record as Instrument Nos. 20050914-0110382 and 20050914-0110383, said Register's Office.

This is (X) IMPROVED property known as **826 Rachels View, Hermitage, TN 37076.**

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 and 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 my hand this the 9th day of September, 2005.

Sarah B. Brackett by Connie Hubbuch Cambron

Sarah B. Brackett by Connie Hubbuch Cambron, Attorney-in-Fact

Carl E. Brackett by Connie Hubbuch Cambron

Carl E. Brackett by Connie Hubbuch Cambron, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/14/05 08:49 2 pgs
Fees:13.00 Taxes:271.21

20050914-0110384

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 **Connie Hubbuch Cambron** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Sarah B. Brackett**, as her Attorney in Fact, as the free act and deed of the within named **Carl E. Brackett**.

Witness my hand and official seal this the 9th day of September, 2005.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 **Connie Hubbuch Cambron** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Carl E. Brackett**, as his Attorney in Fact, as the free act and deed of the within named **Carl E. Brackett**.

Witness my hand and official seal this the 9th day of September, 2005.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public