WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/05 12:48 2 pgs
Fees:13.00 Taxes:277.50
20050916-0111653

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Edward W. Bracey
Affiant

JAMES C. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 13th day of Sept. 2005.

NOTARY PUBLIC

My Commission Expires: May 24, 2008

THIS INSTRUMENT PREPARED BY:
James C. Vance, Attorney, 237 Old Hickory Boulevard, Nashville, Tennessee 37221

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Kelly Ann Bracey	New Owners	Map 83-15
2709 Barclay Drive		Parcel 176
Nashivlle, TN 37206		

For and in consideration of the sum of Seventy-five Thousand Dollars ($75,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Edward Woodruff Bracey, hereinafter called the Grantor, has bargained and sold, reserving a lifetime estate in said property, and by these presents does transfer and convey unto Kelly Ann Bracey, hereinafter called the Grantees, Grantees' heirs and assigns, a 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 No. 227 on the Plan of Fortland Park, Section 2, as of record in Book 2900, page 40, Register's Office for said County.

Said Lot No. 227 fronts 80 feet on the southeasterly side of Barclay Drive and runs back between lines 180.2 feet on the southwesterly line and 180.2 feet on the northeasterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Edward W. Bracey Jr., by deed from Edward Woodruff Bracey, Executor for the Estate of Shige Uchima Bracey, of record in

Instrument 200509160111652, Registers Office for Davidson County, Tennessee. Shige Uchima Bracey having died and her estate probated in the Seventy Circuit Court for Davidson County, Tennessee, Probate Division, under docket number 05P-293.

This is improved real property, commonly known as: 2709 Barclay Drive, Nashville, TN 37206.

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, Grantees' heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is 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 Grantor does further covenant and bind themselves, our 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. 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of Sept, 2005.

Edward Woodruff Bracey Jr.
Edward Woodruff Bracey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edward Woodruff Bracey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of Sept, 2005.

JAMES G. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: May 24, 2008

09/06/05