File No. 50661

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/05 09:08 2 pgs
Fees:13.00 Taxes:555.00
20051114-0136743

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Henry B. Brackin Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: . 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry B. Brackin Jr.	AmSouth Bank	128-14-0 032.00
(NAME)	(NAME)	
321 Cross Timbers Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(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, Robert Lewis Brackin and wife, Susan B. Brackin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry B. Brackin Jr., an unmarried man, 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 Lot No. 101 on the plan of Section Two, Harpeth Park, of record in Book 3700, page 58, Register's Office for said County.

Said Lot No. 101 fronts 86.0 feet on the southwesterly margin of Cross Timbers Drive and extends back 198.13 feet on the northwesterly line and 200.7 feet on the southeasterly line to a dead line in the rear, measuring 86.0 feet thereon.

Being the same property conveyed to Robert Lewis Brackin and wife, Susan B. Brackin by deed from Gregg L. Seigart et ux Janice W. Seigart, dated October 28, 1977, of record in Book 5216, page 119, Register's Office, Davidson County, Tennessee.

Subject to any and all easements of record.

Subject to restrictions of record in Book 3990, page 68, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 321 Cross Timbers Drive, Nashville, TN 37221
(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 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 our hands this 10th day of November, 2005.

Robert Lewis Brackin

Susan B. Brackin

File No. 50661

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 Robert Lewis Brackin and wife, Susan B. Brackin, the bargainor(s), 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 this 10th day of November, 2005.

Commission expires:

11-22-08



Notary Public