This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/05/06 11:27 2 pgs
Fees:13.00 Taxes:888.00
20060105-0001553

ADDRESS NEW OWNER:
Emmitt Beall
6657 Autumnwood Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
SAME

~~MORTGAGEE:~~ SEND TAX BILLS TO:
Emmitt Beall
6657 Autumnwood Dr.
Nashville, Tennessee 37221

MAP 155-8
GROUP C
PARCEL 220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas M. Bragg, Jr., married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Emmitt Beall, married,** 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. 220 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, page 339-347, as amended in Plat Book 7900, page 888 and 889, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Thomas M. Bragg, Jr., unmarried by deed from Jeffrey Allen Zabo and wife, Stephanie Paige Buchanan Zabo of record in Book 11452, page 695, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **6657 Autumnwood Drive, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

*Elizabeth A. Bragg, spouse of Thomas M. Bragg, Jr., hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **30th** day of **December, 2005.**

Thomas M. Bragg, Jr.

Elizabeth A. Bragg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas M. Bragg, Jr. And Elizabeth A. Bragg**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of December, 2005.

NOTARY PUBLIC

THOMAS I. COTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 9.16.07

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN