STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $90,000.00.

Map & Parcel No. 118-11-1.00

Address of New Owner:
Ernest Brachey & Cheryl Brachey
2917 Berry Hill Drive
Nashville, TN 37204

Send Tax Notices To:
Same.

Ernest Brachey
AFFIANT

Subscribed to and subscribed before me this 28th day of February, 2006.

NOTARY PUBLIC My commission expires:

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, SHIRLEY F. JOHNSON, formerly known as Shirley F. Nicholson, an unmarried person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST BRACHEY and CHERYL BRACHEY, husband and wife, hereinafter referred to as Grantees, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 2917 Berry Hill Drive, Nashville, TN 37204.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 3300, page 20, in the Register's Office for Davidson County, Tennessee; and to the 2006 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said SHIRLEY F. JOHNSON, formerly known as Shirley F. Nicholson, an unmarried person, has hereunto set her signature, this 28th day of February, 2006.

Davidson County DEEDWARR
Recvd: 03/08/06 10:18 2 pgs
Fees:13.00 Taxes:333.00

20060308-0026802

Shirley F Johnson FKA
Shirley F Nicholson

SHIRLEY F. JOHNSON, formerly known as Shirley F. Nicholson, an unmarried person

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 SHIRLEY F. JOHNSON, formerly known as Shirley F. Nicholson, an unmarried person, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 28th day of February, 2006.

My commission expires: NOTARY PUBLIC

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, LLC
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Shirley F. Johnson.

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Berry Hill Subdivision, as of record in Book 3300, page 20, Register's Office for said County.

Said Lot fronts 67 feet on the westerly side of Berry Hill Drive and runs back 251.9 feet on the south line and 251.3 feet on the north line to a dead line in the rear on which it measures 77.5 feet.

Being the same property conveyed to Horace Wayne Nicholson and wife, Shirley F. Nicholson, by deed from Barry Hill Development Company, Inc., a Tennessee Corporation, dated December 16, 1963, recorded December 18, 1963, of record in Book 3671, page 483, Register's Office for Davidson County, Tennessee. The said Horace W. Nicholson, also known as Horace Wayne Nicholson, died April 30, 1970, thereby vesting title in Shirley F. Nicholson, as surviving tenant by the entirety.

This property is also known as 2917 Berry Hill Drive, Nashville, Tennessee.

S. F. J.