BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$77,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF APRIL, 2006. Notary Public MY COMMISSION EXPIRES: **September 22, 2007.** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/17/06 10:05 2 pgs
Fees:13.00 Taxes:284.90
20060417-0043083

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CONNIE M. WILLIAMS, ET AL	**SAME**	**43-5-204**
(NAME) **P. O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229-1985**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, FRED R. BRACEY AND WIFE, SHERYL G. BRACEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNIE M. WILLLIAMS AND SHEILA F. TIDWELL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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. 16 Block B, on the Map of Overlook Estates, of record in Plat Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the northerly side of Wiley Street and runs back between lines 135 feet to a dead line.

Being the same property conveyed to Fred R. Bracey and wife, Sheryl G. Bracey by deed from Valerie Ann Spicer, Substitute Trustee, of record in Instrument #20060221-0020272, dated February 7, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 843, page 105, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **225 WILEY STREET, MADISON, TN 37115**
(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 14 day of April, 2006.

Fred R. Bracey

FRED R. BRACEY

Sheryl G. Bracey by Fred R. Bracey, Attorney in fact for Sheryl G. Bracey

SHERYL G. BRACEY
By: Fred R. Bracey, Attorney in Fact for Sheryl G. Bracey

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 **Fred R. Bracey**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of April, 2006.

My commission expires: **September 22, 2007**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Lee A. Cohen
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 **Fred R. Bracey, Attorney in Fact for Sheryl G. Bracey,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sheryl G. Bracey** and who acknowledged that she executed the same as the free act and deed of **Sheryl G. Bracey**.

Witness my hand and official seal at office this 14 day of April, 2006.

My commission expires: **September 22, 2007**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Lee A. Cohen