PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2006.

Notary Public
MY COMMISSION EXPIRES 11/25/06
File No. G6-0537D

MAXINE F. WEAVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angelia F. Raybon (NAME)	Realty Mortgage Corporation 7000 Executive Center Drive #200 (NAME)	60-7-34
2933 Lyndale Drive (STREET ADDRESS	7000 Executive Center Drive # 200 (STREET ADDRESS)	Davidson County DEEDWARR Recvd: 05/02/06 13:34 2 pgs Fees:13.00 Taxes:442.15
Nashville, Tennessee 37200 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	20060502-0050462

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 HEREBYACKNOWLEDGED, WE, **Timothy Ray Bracey and Darren Dwayne Bracey and Robert Charles Bracey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angelia F. Raybon** 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. 124, on the plan of Hillhurst Acres, Section 4, as shown on plat of record in Plat Book 2331, Page 136, and amended in Book 2642, Page 98, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 124 fronts 106.1 feet, on the westerly side of Lyndale Drive and runs back 267 feet, more or less on the northerly side to an iron pin set in the easterly line of Lot No.143 on said Plan, and 295-7 feet on the southerly line to an iron pin also set in the easterly line of lot No. 142 on said plan, to a dead line in the rear measuring 97.4 feet cor

Being the same property conveyed to Patricia A. Bracey , by Deed from Bobby C. Bracey and wife, Patricia A. Bracey, dated November 1, 1988, of Record in Book 7693, Page 178, Register's Office for Davidson County, Tennessee. Patricia A. Bracey having since died intestate on December 13, 2005 leaving as her sole heirs at law Timothy Ray Bracey, Darren Dwayne Bracey and Robert Charles Bracey. See Affidavit of Heirship recorded in Instrument Number 20060502-0050459, **Registers Office for Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Darren Dwayne Bracey is signed by his duly appointed Attorney-in-fact Timothy Ray Bracey, pursuant to the Power of Attorney recorded as Instrument # 20060502-0050460, said Register's Office.
The signature of Robert Charles Bracey is signed by his duly appointed Attorney-in-fact Timothy Ray Bracey, pursuant to the Power of Attorney recorded as Instrument # 20060502-0050461 said Register's Office.

This is improved (XX) property, known as 2933 Lyndale Drive, Nashville, TN 37200.

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. Whenever 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 ~~my/our hand(s)~~ this 27th ~~day of~~ April, 2006.

Timothy Ray Bracey

Darren Dwayne Bracey by Timothy Ray Bracey, Attorney-in-Fact By Timothy Ray Bracy Attorney-in-Fact

Robert Charles Bracey by Timothy Ray Bracey, Attorney-inFact By Timothy Ray Bracey Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson }

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Timothy Ray Bracey, the bargainor(s), with whom I ~~am~~ personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of April, 2006.

My Commission Expires: 10/15/06

Notary Public

TATE OF TENNESSEE
STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Timothy Ray Bracey, attorney-in-fact for Darren Dwayne Bracey and Robert Charles Bracey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand, at office, this 27th day of April, 2006.

My Commission Expires: 10/15/06

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066