THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 06/05/06 15:03 2 pgs
Fees:13.00 Taxes:462.50
20060605-0066354

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| NORMAN W. DAVIS, JR.<br>JOHNNIE M. DAVIS<br>118 S. Graycroft<br>Madison, TN 37115 | Same | 51-3-21 |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN BRACEY**, an unmarried person, has this day bargained and sold, and does hereby transfer and convey unto the said **NORMAN W. DAVIS, JR. and wife, JOHNNIE M. DAVIS**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 10 and all of Lots Nos. 11, 12, 13, and 14 of Block "D" on the Map of Marthanno Subdivision, not of record, described according to a survey made by H. Gee, August 13, 1956, as follows:

Beginning on the southerly margin of Marthonna Road South, formerly Ezell Road, at the northwest corner of the property conveyed to James R. Ladd and wife, by deed from Earl G. Pate, Jr., and wife, of record in Book 2277, page 94, Register's office for said County, being the corner of lots Nos. 14 and 15; thence with the line between said two lots and Ladd's westerly line, south 4 degrees 20' west 350.4 feet; thence north 87 degrees 17' west 110 feet; thence north 4 degrees 13' east 239 feet; thence north 9 degrees 23' east 112.7 feet to the southerly margin of Marthonna Road South; thence with said Road, south 86 degrees 02' east 100 feet to the beginning.

Being the same property conveyed to JAMES T. BRACEY and wife, MARY ANN BRACEY, by deed from JAMES T. BRACEY and DONNA TODD F/K/A DONNA G. BRACEY, of record in Instrument #20020702-0079248, Register's Office for Davidson County, Tennessee. (The said James T. Bracey is now deceased.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $125,000.00.
Subscribed and sworn to before me this 2nd day of June, 2006.
My Commission Expires: 3/22/08

Affiant

Notary Public

This is improved property located at 516 Vantrease Road, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 2nd day of June, 2006.

**MARY ANN BRACEY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **MARY ANN BRACEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of June, 2006.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/22/08