Davidson County DEEDWARR
Recvd: 06/12/06 08:58 2 pgs
Fees:13.00 Taxes:125.80
20060612-0069269

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William G. Wallis, Sr.
Ruth W. Wallis
1116 N. 2nd Street
Nashville, TN 37207

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 82-3
PARCEL 106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Juanita A. Bratcher** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William G. Wallis, Sr. and wife, Ruth W. Wallis**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of C. F. Sharpe and W. L. Horns Second Subdivision of Lindsley, as of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to L. Hollis Bratcher and wife, Juanita Bratcher, by Installment Deed from Ralph Drake and wife, Ruby Drake, dated July 1, 1987, of record in Book 7301, page 492, Register's Office for Davidson County, Tennessee. The said L. Hollis Bratcher conveyed his interest in the property to Juanita A. Bratcher, by Quitclaim Deed dated December 10, 1996, of record in Book 10294, page 898, said Register's Office.
>
> L. Hollis Bratcher joins in the execution of this instrument to convey any interest he may have in the Property as spouse of Juanita A. Bratcher.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1116 N. 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property 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 herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness out hands this 9th day of June, 2006.

Juanita A. Bratcher

L. Hollis Bratcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Juanita A. Bratcher and husband, L. Hollis Bratcher, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of June, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $34,000.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007