THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5[illegible] Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 06/20/06 10:24 2 pgs
Fees:13.00 Taxes:388.50
20060620-0073368

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
MARY ANN BRACEY 236 MANZANO ROAD MADISON, TENNESSEE 37115	SAME as new owner	052-04-082.00

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, Demettera Hall, now known as Demettera Rucker, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Mary Ann Bracey, unmarried, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Arrowhead Estates, Section 2, as of record in Book 5050, Page 83, said Register's Office.

Said Lot No. 55 fronts 65 feet on the Southerly side of Manzano Road and extends back 131.86 feet on the Easterly line and 132.27 feet on the Westerly line to a dead line measuring 69.85 feet thereon.

Being the same property conveyed to Demettera Hall, unmarried from Christopher C Campbell and wife, Angela G Campbell by deed dated 8/6/94 of record in Book 9439, Page 989, said Register's Office.

This is improved property known as: 236 Manzano Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 8th day of JUNE, 2006.

DEMETTERA RUCKER,
FORMERLY KNOWN AS DEMETTERA HALL

TYRONE RUCKER

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Demettera Rucker formerly known as Demettera Hall and Tyrone Rucker, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 8TH day of JUNE, 2006.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me this 8TH day of JUNE, 2006.

NOTARY PUBLIC

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES:
JAN 12, 2010