BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF SEPTEMBER, 2006. Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

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**	**051-8 213**
(NAME) **P.O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/08/06 14:36 2 pgs
Fees:13.00 Taxes:240.50

20060908-0111611

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, 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. 11, as shown on the map entitled Bailey Subdivision, of record in Plat Book 5800, page 93, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRED R. BRACEY AND WIFE, SHERYL G. BRACEY by deed from FEDERAL NATIONAL MORTGAGE NATIONAL ASSOCIATION AKA FANNIE MAE, A CORPORATION ORGANIZED UNDER AND EXISTING PURSUANT TO THE LAWS OF THE U.S., of record as Instrument No. 20060822-0103270, dated August 15, 2006, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 5800, page 93, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, page 202, Book 4178, page 214 and Book 4190, page 925, 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.

See Durable Power of Attorney of record as Instrument No. 20060417-0043082, Register's Office for Davidson County, Tennessee. Fred R. Bracey and Fred Bracey are one and the same person. Sheryl G. Bracey and Sheryl Bracey are one and the same person.

unimproved ( )
This is improved(X) property, known as **207 DUE WEST AVENUE, 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 7th day of September, 2006.

Fred R. Bracey

FRED R. BRACEY

Sheryl G. Bracey by Fred Bracey Attorney in Fact for Sheryl G. Bracey

SHERYL G. BRACEY
BY: FRED 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 bargainor, 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 7th day of September, 2006

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

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2006, before me personally appeared Fred R. Bracey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheryl G. Bracey, and who acknowledged that he executed the same as the free act and deed of Sheryl G. Bracey.

Witness my hand and official seal at Nashville, Tennessee this 7th day of **September, 2006.**

My Commission expires: **September 22, 2007.**

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

Lee A. Cohen
Notary Public