Davidson County DEEDWARR
Recvd: 10/10/06 08:45 3 pgs
Fees:18.00 Taxes:148.00
20061010-0125536

Box 58D

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Paula R. Evans 121 Blueridge Trace Hendersonville, TN 37075	Juanita Bratcher Post Office Box 78361 Nashville, Tennessee 37207	Map:017-15 Parcel:021.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Juanita Bratcher** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Paula R. Evans** ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, hers heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; the plan of record in Book 161, page 170, Register's Office for Davidson County, Tennessee; 2006 Davidson County Taxes have been prorated and paid.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, hers heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 136 Marie Street, Nashville, TN 37206.

L. Hollis Bratcher, spouse of Juanita Bratcher, joins in this conveyance for the sole purpose of conveying any interest he may have in and to the said property, marital or otherwise.

EXECUTED this 5th day of October, 2006.

Juanita Bratcher

L. Hollis Bratcher

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, a Notary Public, Juanita Bratcher and L. Hollis Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2006.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

3-21-09

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Paula R. Evans
AFFIANT

Subscribed and sworn to before me this 5th day of October, 2006.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 50 feet on the southerly side of Marie Street, and runs back between parallel lines, 130 feet to an alley.

Being the same property conveyed to Juanita Bratcher by Trustee's Deed of record in Book 11288, page 773, Register's Office for Davidson County, Tennessee.