This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060453

Davidson County DEEDWARR
Recvd: 12/21/06 11:02 2 pgs
Fees:13.00 Taxes:244.94
20061221-0157318

Send Tax Bills To:

SAME / NEW OWNER

New Owner is: Michael / Alma Briley
1120 Thompson Place
Nashville, TN 37217

MAP: 107-13-0-144.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Estate of Patsy Ann Bronstetter, by Donna Lynn Barnes as Administratrix**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael D. Briley and wife, Alma D. Flores-Briley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 1120 Thompson Place, Nashville, Tennessee 37217

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of the T.F. Connelly Lands, not of record, being described by survey of Eric Drake dated May 23, 1929 as follows:

Beginning at a point in the center of a proposed new road, sometimes called Honeysuckle Road or Thompson Lane Extension; which leads east from the Murfreesboro Pike and runs through the Old Connelly Farm at the northeast corner of said Lot No. 1 in the south line of Tract 3; thence south 3-1/4 degrees west 225 feet to a point; thence westwardly 117 feet; thence northwardly 225 feet to the center of said Road; thence with the center line of the same north 83 degrees east 125 feet to the point of beginning.

Being the same property conveyed to Patsy Ann Bronstetter from William Eli Bronstetter, Jr. by Quitclaim Deed dated April 16, 1991 and recorded April 18, 1991 in Book 8332, page 737, Register's Office for Davidson County.

DLB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of December, 2006.

GRANTOR:

Donna Lynn Barnes

Estate of Patsy Ann Bronstetter

By: Donna Lynn Barnes

Its: Administratrix

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Donna Lynn Barnes,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Administratrix** of the **Estate of Patsy Ann Bronstetter** the within named bargainor, and that he/she as such **Administratrix**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 19th day of December, 2006.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: 10-14-2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$ 66,200.00**.

Affiant

SWORN TO and subscribed before me this 19 day of Dec., 2006.

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Daphne M. Davis
NOTARY PUBLIC

My commission expires: 11-14-09