[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tonya J. Zuckerman	New Owner	Map/Parcel
202 Montchain Drive		044-05-0-149.00
Old Hickory, TN 37138		07-04/12938 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Patricia Braizer, a ~~single~~ married person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tonya J. Zuckerman, a married person,** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 45 and part of Lot No. 46 on the map of Rayon City, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by John M. Sullivan, Civil Engineer, February 18, 1969, as follows:

Beginning at a point in the southeasterly margin of Newell Avenue, said point being the northeasterly corner of said Lot No. 45; thence south 66 degrees 49' West 146.4 feet to a point; Thence south 30 degrees 33' West 56.7 feet; thence north 64 degrees 20' east 148.2 feet to the southwesterly margin of Newell Avenue; thence in a northerly direction with the southwesterly margin of Newell Avenue 50 feet to the point of beginning.

Being the same property conveyed to Marvin Brazier and wife, Patricia Brazier by Warranty Deed from Harold M. Brackett, Sr. and wife, Ruth C. Brackett, recorded on the 5th day of April, 1995 in Deed Book 9638, page 427, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.
3. Sanitary Sewers and/or Storm Drainage Easement recorded in Book 9343 page 135, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 109 Newell Avenue, Nashville, TN 37138

Davidson County DEEDWARR
Recvd: 05/02/07 14:48 2 pgs
Fees:13.00 Taxes:444.00
20070502-0052618

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00

Tonya Zuckerman
Affiant

Subscribed and sworn to before me this 26th day of April, 2007

My Commission Expires: ~~MY COMMISSION EXPIRES: September 19, 2009~~

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomspever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of April, 2007.

Patricia Brazier

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Patricia Brazier,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**