BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$113,000.00**
Davidson County DEEDWARR Recvd: 06/29/07 15:30 2 pgs Fees:13.00 Taxes:418.10 20070629-0078155 LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF JUNE, 2007. Notary Public MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007** (AFFIX SEAL)

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
RONALD G. DeBRACY, ET UX	FLAGSTAR BANK, FSB	**053-12-0-157.00**
(NAME) **3002 LAKESHORE DRIVE**	(NAME) 5151 CORPORATE DRIVE	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS) TROY, MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, VICTOR M. CONSULO AND WIFE, APRIL M. CONSULO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD G. DEBRACY AND WIFE, PATRICIA M. DEBRACY,** 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:

Being Lot No. 5 on the Plan of Ramsay-Elizer Resubdivision of Dabbs & Elliott Subdivision, Section 18, of record in Plat Book 2083, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victor M. Consulo and wife, April M. Consulo from Joanna L. Qualls, single, of record as Instrument No. 20060717-0085453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3002 LAKESHORE DRIVE, OLD HICKORY, TN 37138**
(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 28 DAY OF **JUNE, 2007**.

VICTOR M. CONSULO

APRIL M. CONSULO

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 **Victor M. Consulo and April M. Consulo**, the bargainor(s), 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 at NASHVILLE , Tennessee this 28 DAY OF **JUNE, 2007**.

Commission expires: **SEPTEMBER 22, 2007**

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

Notary Public