THIS INSTRUMENT PREPARED BY: L. HOLLI S BRATCHER, 4009 LANCASHIRE DR, ANTIOCH, TN. 37207 (615) 365-0910

Davidson County DEEDWARR
Recvd: 10/16/07 09:53 3 pgs
Fees:17.00 Taxes:0.00
20071016-0122462

NEW OWNER:
1015 Joseph Trust
4009 Lancashire Dr
Antioch, TN. 37207

SEND TAX BILLS TO
Same

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor L. Hollis Bratcher of the County of _Davidson____ and State of Tennessee for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto 1015 Joseph Trust *dated __October 1,_____,2007, ~~L. Hollis~~ JUANITA Bratcher, their successor or successors, as Trustee, together with that real property located in the County of Davidson, State of Tennessee and further described as:* Revocable Trust

Land in Davidson County, Tennessee, being Lot No. 89 on the plan of C. F. Sharpe & W. L. Horn's 2nd Subdivision of Lindsley Property, of record in Book 161, Page 53, Register Office for said County.
Said Lot No. 89 fronts 50 feet on the easterly margin of Joseph Street and extends back between parallel line 145 feet to an alley in the rear.
Being the same property conveyed by Deed from L. C. Tanley, Jr. and Rick C. Tanley to L. Hollis Bratcher et ux, Juanita Bratcher, of record in Book 6386, Page 816, Register's Office for Davidson County, Tennessee.
Also, being the same property conveyed from L. Hollis Bratcher to Juanita Bratcher by Deed recorded in Book 10294, Page 898, Register of Deed, Davidson County, Tennessee.

This is improved Property known as 1015 Joseph Street, Nashville, Tennessee.

ASSESSOR'S PARCEL 32-3-54

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicated parks, street, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract, to sell, to grant options, to purchase, to see on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust

all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversions, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for the real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would by lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Tennessee, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal this 11th day of October, 2007.

Juanita A. Bratcher, Grantor

Acknowledgement

State of Tennessee)
)ss.
County of Davidson)

On 10/11/07, before me, the undersigned, a Notary Public, personally appeared Juanita A. Bratcher, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Doris Coley
, a Notary Public

(official seal)

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expires
9/21/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 5th DAY OF Oct 2007
Deputy Register