Davidson County DEEDWARR
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This document was prepared by:
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4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL #
WILLIAM F. BRAKE, ET UX 5524 Cane Ridge Road Antioch, TN 37013	SAME	162-1/ 005

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **WILLIAM F. BRAKE and wife, JUANITA K. BRAKE,** hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, I, **BONNELL BRAKE, A UNMARRIED WOMAN,** Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said **WILLIAM F. BRAKE and wife, JUANITA K. BRAKE,** Grantees herein, their heirs, representatives, successors and assigns, Grantor's entire interest in certain real estate located in Davidson County, Tennessee, as follows:

BEING Lot No. 21 on the Plan of Fairlane Park, as of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 141.0 feet on the south side of Strasser Drive and extends back between lines 166.1 feet on the east line and 171.8 feet on the west line to a dead line in the rear measuring 140.0 feet.

Being the same property conveyed to William W. Brake and wife, Bonnell Brake, by deed from William L. Mize and wife, Mary Hinkle, of record at Book 5878, page 135 of the Register's Office for Davidson County, Tennessee. The said William W. Brake having predeceased his wife, the property is vested in Bonnell Brake as survivor.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for 2007 which shall be the responsibility of Grantor.

This is improved property known as 355 Strasser Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, representatives, successors and assigns forever. And I

covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 18th day of DECEMBER, 2007.

Bonnell Brake
BONNELL BRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $107,000.00. Subscribed and sworn to before me, this the 18th day of DECEMBER, 2007.

William J. Brake
AFFIANT

Houston E. Hill
NOTARY PUBLIC

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 3-22-08

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, HOUSTON E. HILL, a Notary Public in and for said County and State, BONNELL BRAKE, the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN, this 18th day of DECEMBER, 2007.

Houston E. Hill
NOTARY PUBLIC

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commissions expires: 3-22-08