STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 02/25/08 09:58 2 pgs
Fees:13.00 Taxes:233.10
20080225-0017899

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2008.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-5113D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fred R. Bracey and Sheryl G. Bracey, husband and wife (NAME)	SAME (NAME)	51-12-12
105 Barry Drive (STREET ADDRESS	112 Chactaw Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Judith Marie Van Dyke and Howard Stephen Heady, Heirs of Julius H. Heady**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred R. Bracey and Sheryl G. Bracey, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of SECTION 1, MORNINGSIDE HEIGHTS, as shown by plat of record in Plat Book 1130, Page 76, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 23 fronts 85.47 feet on the northerly side of Barry Drive and runs back between parallel lines 160.2 feet on the east line and 183.9 feet on the west line to a dead line in the rear, measuring 138 feet thereon.

BEING the same property conveyed to Julius H. Heady and Mary Emma T. Heady, husband and wife from E.W. Beidelman and wife, Ethel M. Beidelman, by Deed dated December 19, 1952, in Book 2104, Page 381, in the Register's Office for Davidson County, Tennessee.

Mary Emma T. Heady has since died on October 11, 1984, vesting sole ownership in Julius H. Heady as surviving tenant by the entirety.

Julius H. Heady has since died on November 13, 2005 vesting said property in his sole heirs at law, Judith Marie Van Dyke and Howard Stephen Heady. See Affidavit of Heirship recorded as Instrument #20080225-0017898, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 105 Barry Drive, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 21st day of February, 2008.

x Judith Marie Van Dyke Heir
Judith Marie Van Dyke, Heir

February 21, 2008
Date

x Howard Stephen Heady Heir
Howard Stephen Heady, Heir

February 21, 2008
Date

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 Judith Marie Van Dyke and Howard Stephen Heady, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of February, 2008.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named JUDITH MARIE VAN DYKE AND HOWARD STEPHEN HEADY, HEIRS OF JULIUS H. HEADY, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that they are the heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of February, 2008.

My Commission Expires: 3/20/10

MICHAEL T. MOSELY
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066