BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF MAY, 2008. Notary Public MY COMMISSION EXPIRES: **August 23, 2011** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
RARE EARTH PROPERTIES	**SAME**	**051-12-0-12.00**
(NAME) **P. O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229-1985**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/20/08 11:19 2 pgs
Fees:13.00 Taxes:333.00
20080520-0051687

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, FRED R. BRACEY AND WIFE, SHERYL G. BRACEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP** 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 Fred R. Bracey and wife, Sheryl G. Bracey from Judith Marie Van Dyke and Howard Stephen Heady, Heirs of Julius H. Heady by deed of record as Instrument No. 20080225-0017899, said Register's Office.

This conveyance is subject to restrictions of record in Book 1334, page 345 and any and all other easements, restrictions and conditions, which may affect said property in the Register's Office for Davidson County, Tennessee.

See Durable Power of Attorney of record as Instrument No. 20060417-0043082, Register's Office for Davidson County, Tennessee. Fred R. Bracey and Fred Bracey are one and the same person. Sheryl G. Bracey and Sheryl Bracey are one and the same person.

unimproved ( )
This is improved(X) property, known as **105 BARRY STREET, MADISON, TN 37115**
(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 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 20 day of May, 2008.

Fred R. Bracey

FRED R. BRACEY

Sheryl G. Bracey Attorney In Fact for Sheryl G. Bracey

SHERYL G. BRACEY
BY: FRED R. BRACEY, ATTORNEY IN FACT FOR SHERYL G. BRACEY

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 **Fred R. Bracey**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of May, 2008.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2008, before me personally appeared Fred R. Bracey, Attorney in Fact for Sheryl G. Bracey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheryl G. Bracey, and who acknowledged that he executed the same as the free act and deed of Sheryl G. Bracey.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2008.

My commission expires: AUGUST 23, 2011

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN