WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/08 11:48 2 pg
Fees:13.00 Taxes:125.80

20080606-0058338

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. COLSTON	- Same -	MAP 52-04 PARCEL 82
(NAME) 6313 Eatons Creek Rd.	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BENEFICIARIES OF THE ESTATE OF MARY ANN BRACEY, DECEASED, BEING JOSEPH GRADY WARNER, by and through JAMES BRANDON BRACEY and JAMES BRANDON BRACEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES E. COLSTON, and wife, DARYLA C. COLSTON**, 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. 55 on the Plan of Arrowhead Estates, Section 2, as of record in Book 5050, page 83, said Register's Office.

Said Lot No. 55 fronts 65 feet on the southerly side of Manzano Road and extends back 131.86 feet on the easterly line and 132.27 feet on the westerly line to a dead line measuring 69.85 feet thereon.

Being the same property conveyed to Mary Ann Bracey, unmarried, by deed of record in Instrument No. 20060620-0073368, Register's Office for Davidson County, Tennessee; the said Mary Ann Bracey having since died on 7/28/06 and pursuant to the Last Will and Testament of Mary Ann Murphy Bracey filed of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket Number 08P-27, the property vests in her beneficiaries being Joseph Grady Warner and James Brandon Bracey. Affidavit of Ownership having been recorded in Instrument No. 20080519-0051334, Register's Office for Davidson County, Tennessee.

JAMES BRANDON BRACEY executes this instrument as attorney in fact for JOSEPH GRADY WARNER pursuant to Limited Power of Attorney of record in Instrument No. 20080606-0058337, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantors.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 236 MANZANO ROAD, 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 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 29th day of May, 2008.

James Brandon Bracey
JAMES BRANDON BRACEY

Joseph Grady Warner
JOSEPH GRADY WARNER

BY: James Brandon Bracey
JAMES BRANDON BRACEY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JAMES BRANDON BRACEY the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 29th day of May, 2008.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, JAMES BRANDON BRACEY, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who acknowledged that HE is the Attorney in Fact for JOSEPH GRADY WARNER and is authorized by JOSEPH GRADY WARNER To execute this instrument on his behalf.

Witness my hand and official seal this the 29th day of May, 2008.

My commission expires: 9/20/08

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY