ADDRESS NEW OWNERS and
SEND TAX BILLS:
**BARRY L. BRIGNAC and wife**
**HAZEL E. BRIGNAC**
103 Lagretta Dr.
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

**MAP PARCEL NUMBER:**
**61 - 16 - 324**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAMES R. BLEDSOE, A/K/A ROY BEE, TRUSTEE U/A/D AUGUST 21, 1995, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to BARRY L. BRIGNAC and wife, HAZEL E. BRIGNAC, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, State of Tennessee, described as follows to wit:
>
> BEING Lot No. 20 of Block "C" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to James R. Bledsoe (a/k/a Roy Bee), Trustee U/A/D August 21, 1995 by deed recorded October 20, 1995 in Book 9833, Page 721, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1415 McAlpine Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20090019580 DEEDWARR
Recvd: 03/25/09 08:22 2 pgs
Fees:13.00 Taxes:607.54
20090325-0026703

Executed on this 16 day of March, 2009.

JAMES R. BLEDSOE, A/K/A ROY BEE,
TRUSTEE U/A/D AUGUST 21, 1995

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JAMES R. BLEDSOE, A/K/A ROY BEE, TRUSTEE U/A/D AUGUST 21, 1995, the within named 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 at office this 16 day of March, 2009.

NOTARY PUBLIC

My Commission Expires:
8/14/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $164,200.00.

AFFIANT

Subscribed to and sworn before me, this the 16 day of March, 2009.

NOTARY PUBLIC

My Commission Expires:
8/14/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989