THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20090028932 DEEDWARR
Recvd: 05/01/09 14:52 2 pgs
Fees:13.00 Taxes:227.55
20090501-0039972

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
FRED R BRACEY	SAME	05108021100
112 CHOCTAW DRIVE		
HENDERSONVILLE, TENNESSEE 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kimberly Staggs as Trustee Under the 215 Due West Avenue Land Trust dated January 23, 2009, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Fred R Bracey and wife, Sheyrl G Bracey, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 9 ON THE PLAN OF BAILEY SUBDIVISION, OF RECORD IN PLAT BOOK 5800, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY STAGGS AS TRUSTEE UNDER THE 215 DUE WEST AVENUE LAND TRUST DATED JANUARY 23, 2009 FROM WILLIAM C ROGERS BY WARRANTY DEED DATED JANUARY 23, 2009 AND RECORDED APRIL 22, 2009 IN INSTRUMENT #20090422-0036693, SAID REGISTER'S OFFICE:

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ROGERS FROM DAVE WILSON AND KORTNEY M WILSON (A/K/A COURTNEY M WILSON AND KOURTNEY M WILSON) BY WARRANTY DEED DATED 06-09-2006, AND RECORDED 06-13-2006 IN INSTRUMENT # 20060613-0070411, SAID REGISTER'S OFFICE.

This is improved property known as: 215 East Due West Avenue, Madison, Tennessee 37115.

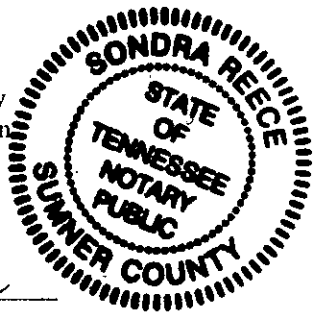
TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 our hands this 24th day of APRIL, 2009.

Kimberly Staggs as trustee
KIMBERLY STAGGS AS TRUSTEE
UNDER THE 215 DUE WEST AVENUE LAND TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Staggs as Trustee under the 215 Due West Avenue Land Trust, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.



Sondra Reece
NOTARY PUBLIC

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $61,500.00.

Jack R. Bracey
Affiant

Subscribed and sworn to before me this 24TH day of APRIL, 2009.

Sondra Reece
NOTARY PUBLIC

My Commission Expires: 2/28/2012

