BILL GARRETT, Davidson County
Trans:T20100018354 DEEDWARR
Recvd: 03/30/10 08:38 3 pgs
Fees:18.00 Taxes:199.80
20100330-0023472

This Instrument was prepared by:

Charles J. Friddell, Esquire
Suite 208A
4535 Harding Pike
Nashville, Tennessee 37205

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| **Address New Owner As Follows:** | **Send Tax Bills to:** | **Map-Parcel Numbers:** |
|---|---|---|
| Richard L. Bray, et ux.<br>1609 Reed Drive<br>Brentwood, Tennessee 37027 | Same | 042 03 0 035.00 |

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## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Winnie J. Bray, Vircie Irene Kizer and Callie Frances Gregory**, being all the heirs of Mary Frances Hunt, Deceased, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Richard L. Bray** and wife, **Winnie J. Bray**, Grantees, and to their respective heirs and assigns, all of their right, title and interest, in and to a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference. The parcel of land is improved property located at 919 North Graycroft Avenue, Madison, Davidson County, Tennessee, 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs, successors, and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, they have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 26th day of March, 2010.

Vircie Irene Kizer
**VIRCIE IRENE KIZER, Grantor**

Callie Frances Gregory
**CALLIE FRANCES GREGORY, Grantor**

Winnie J. Bray
**WINNIE J. BRAY, Grantor**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Winnie J. Bray, Vircie Irene Kizer and Callie Frances Gregory the within named Grantors, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal, this 26th day of March 2010.

Charles James Friddell II
NOTARY PUBLIC

My Commission Expires:
11-7-2012

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer is $54,000.00.

Winnie J. Bray
Affiant

Subscribed and sworn to before me on this 26th day of March, 2010.

Charles James Friddell II
Notary Public

CHARLES JAMES FRIDDELL II NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TN

# EXHIBIT A

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. 49 on the Map of Primrose Acres Subdivision, as of record in Book 2663, pages 106 and 107, Register's Office for said County.

SAID Lot No. 49 fronts 100 feet on the northerly side of Graycroft Avenue and runs back 228 feet on the westerly side and 231.8 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Winnie J. Bray, Vircie Irene Kizer, and Callie Frances Gregory by deed from Winnie J. Bray Executrix of the Estate of Mary Frances Hunt, of record in Instrument No. 20100325009217 Register's Office for Davidson County, Tennessee.