Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roy W. Tracey Jacqueline Tracey 2976 Cherry Hills Drive Antioch, TN 37013	PROFICIO MORTGAGE VENTURES, LLC 105 E. Robinson, Ste. 220 Orlando, FL 32801	150-060-039.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/08/10 13:56 3 pgs
Fees:18.00 Taxes:436.23
20100608-0044522

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 117,900.00

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2010.

Notary Public

My Commission Expires: 1/3/11
(Affix Seal)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Earl Robert Brawner, Jr. and wife, Gail S. Brawner, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Roy W. Tracey and Jacqueline Tracey, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of Percy Priest Meadows, Section I, of record in Book 4675, page 110, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Earl Robert Brawner, Jr., and wife, Gail S. Brawner, as tenancy by the entirety, by Executor's Quitclaim Deed from Earl Robert Brawner, Jr., as Administrator, dated December 15, 2009, of record in Instrument No. 20091217-0114930, Register's Office for Davidson County, Tennessee.
This is improved property located at: **2976 Cherry Hills Drive, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns , forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **June, 2010.**

GRANTOR(S)

Earl Robert Brawner, Jr.

Gail S. Brawner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Earl Robert Brawner, Jr. and Gail S. Brawner,** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the 8th day of **June, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of Percy Priest Meadows, Section One, as recorded in Plat Book 4675, page 110, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4815, page 647, Register's Office for Davidson County, Tennessee.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON