Box 10-B

BILL GARRETT, Davidson County
Trans:T20100058385 DEEDWARR
Recvd: 09/16/10 13:05 2 pgs
Fees:13.00 Taxes:257.15

20100916-0073804

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RARE EARTH PROPERTIES | SAME | 043-05-0-214.00 |
| (NAME) P. O. BOX 291985 | (NAME) | |
| (ADDRESS) NASHVILLE, TN 37229 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

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, **WE, FRED R. BRACEY AND WIFE, SHERYL G. BRACEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTEE, ITS 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. 6 of Block "B" on the Map of Overlook Estates, of record in Plat Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred R. Bracey and wife, Sheryl G. Bracey from William H. Nussle and wife, Mary Anne Nussle by deed dated December 21, 1998 of record in Book 11286, page 435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record and any and all easements, restrictions, and covenants which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Durable Power of Attorney for Sheryl Bracey of record as Instrument No. 20060417-0043082, said Register's Office. Fred R. Bracey and Fred Bracey are one and the same person. Sheryl G. Bracey and Sheryl Bracey are one and the same person.

Unimproved ( )
This is improved( X ) property, known as 103 WILEY STREET, 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 16th day of September, 2010.

Fred R. Bracey

**FRED R. BRACEY**

Sheryl G. Bracey by Fred R. Bracey Attorney in Fact for Sheryl G. Bracey

**SHERYL G. BRACEY**
**BY: FRED BRACEY ATTORNEY IN FACT**
**FOR SHERYL G. BRACEY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred R. Bracey**, the 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 and official seal at office this 16 day of **September, 2010.**

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2010, before me personally appeared Fred Bracey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheryl G. Bracey, and who acknowledged that he executed the same as the free act and deed of Sheryl G. Bracey.

Witness my hand and official seal at Nashville, Tennessee this 16 day of **September, 2010.**

My Commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public