Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $360,800.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20100066358 DEEDWARR
Recvd: 10/20/10 08:58 2 pgs
Fees:13.00 Taxes:1334.96
20101020-0083820

Subscribed and sworn to before me this 15th day of October, 2010.

Notary Public
My Commission Expires: 01/09/12 2-26-2012

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

10-0349

Address of New Owner:	Send Tax Bills to:	Tax Information:
Darrell G. Vanzant, Jr.	Peoples Home Equity	132 14 0
903 Alder Drive	213 Ward Circle	008.00
Nashville, TN 37220	Suite 201	
	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **The Estate of William Marshall Bracey, deceased, David Bohan, Executor**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darrell G. Vanzant, Jr. and wife, Kristin K. Vanzant**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 6 on the plan of Burchetts Subdivision, of record in Book 2083, Page 36, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 150 feet on the southerly side of Alder Drive and extends back 317.7 feet on the easterly line and 314.5 feet on the westerly line to a dead line, measuring 161.6 feet thereon.

Being the same property conveyed to W. Marshall Bracey and wife, Mary L. Bracey, by deed from Henry R. Burkitt and wife, Elizabeth G. Burkitt, dated October 11, 1958, recorded in Book 2809, Page 345, Register's Office for said County. Mary L. Bracey predeceased W. Marshall Bracey and W. Marshall Bracey was vested with title by operation of law. Then W. Marshall Brace died testate, December 1, 2009, and vested in the Estate of William Marshall Bracey, deceased, by Last Will & Testament of William Marshall Bracey, of record in Docket No. 10P-89, Circuit Court Clerk, Probate Division, Davidson County, Tennessee. W. Marshall Bracey and William Marshall Bracey is one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **903 Alder Drive, Nashville, TN 37220.**

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 15th day of October, 2010.

Estate of William Marshall Bracey, deceased

BY: _____, EXECUTOR
David Bohan, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David Bohan,** Executor of the **Estate of William Marshall Bracey, deceased,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of October, 2010.

_____
Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE