BILL GARRETT, Davidson County
Trans:T20110002601 DEEDWARR
Recvd: 01/13/11 09:55 2 pgs
Fees:13.00 Taxes:351.50
20110113-0003611

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-101200870

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Sandra B. Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
11th day of JANUARY, 2011.

Notary Public

C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA B. BARBER	GUARANTY TRUST COMPANY	147-16-0-094.00
383 MELPAR DRIVE	P.O. BOX 1218	
NASHVILLE, TN 37211	MURFREESBORO, TN 37133-1218	

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,

WILLIAM F. BRAKE AND WIFE, JUANITA K. BRAKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRA B. BARBER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 339 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County. Said Lot No. 339 fronts 65 feet on the south side of Melpar Drive and runs back 207.1 feet on the west line and 204 feet on the east line to a dead line in the rear on which it measures 65.1 feet.

Being the same property conveyed to William F. Brake and wife, Juanita K. Brake, by Warranty Deed from James E. Sparks and wife, Evelyn T. Sparks, dated 9-28-06 and recorded 10-3-06 in Instrument No. 20061003-0122129, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **383 MELPAR DRIVE, NASHVILLE, TN 37211**
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 11th day of JANUARY, 2011.

William F. Brake
WILLIAM F. BRAKE

Juanita K. Brake
JUANITA K. BRAKE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM F. BRAKE AND WIFE, JUANITA K. BRAKE the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 11th day of JANUARY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014