PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater. for this transfer is $30.000.00

Subscribed and sworn before me, this the _____day of _____

May 2010.
My Commission expires:_____
(Affix Seal) Notary

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 30,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March 2011
Deputy Register

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY**	
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
B.F. Properties, LLC	Same
510 college street (Name)	(Name)
(Street Address)	(Street Address)
Manchester, Tennessee 37355	
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 07115002100	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION ,THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, ,JUANITA BRATCHER AND HUSBAND, **HOLLIS HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO B.F. PROPERTIES, LLC HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Land in Davidson County Tennessee, being Lot No. 77 on the Plan of Eastmoreland Place of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 50 feet on the southerly side of Marie Street and runs back between parallel lines, 130 feet to alley.

Being the same property conveyed to JUANITA BRATCHER, by deed from PETER WEISS, SUCCESSOR TRUSTE of record as Instrument No. 20100202-00083888 said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 136 Marie Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

BILL GARRETT, Davidson County
Trans:T20110014689 DEEDWARR
Recvd: 03/11/11 11:10 2 pgs
Fees:13.00 Taxes:111.00
20110311-0019469

Witness my hand this 14th day of May 2010.

JUANITA BRATCHER

HOLLIS BRATCHER

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Juanita Bratcher and Husband, Hollis Bratcher the bargainor(s), with whom I am personally acquainted (or 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 at office this 14th day of May 2010.

My Commission expires: 01/06/14

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014