BILL GARRETT, Davidson County
Trans:T20110057127 DEEDWARR
Recvd: 09/14/11 14:48 2 pgs
Fees:13.00 Taxes:149.85
20110914-0071402

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN AND BRACEY, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Fred R. Bracey, et ux 112 Choctaw Drive Hendersonville, TN 37075	Same	51-8-165

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD EDWARD TODD, Executor of the Estate of Mamie Edna Austin, Deceased**, has this day bargained and sold, and does hereby transfer and convey unto the said **FRED R. BRACEY and wife, SHERYL G. BRACEY**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Morningside Heights, Section I, of record in Book 1130, page 76, Register's Office for said County.

Said Lot No. 57 fronts 70 feet on the south side of Due West Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to MAMIE EDNA AUSTIN, as evidenced by Affidavit of record in Book 10310, Page 710, said Register's Office. The said Mamie Edna Austin having since died, her estate probated in Case #10P1586 appointed DONALD EDWARD TODD, Executor with power to sell.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,500.00.

Subscribed and sworn to before me this 13 day of September, 2011. Affiant

My Commission Expires: 3/10/2012 Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 13th day of September, 2011.

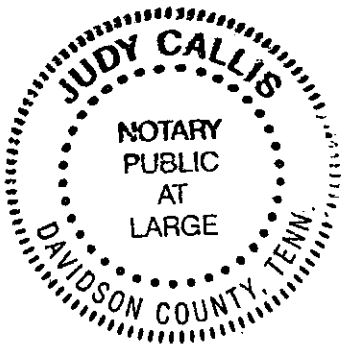
Donald Edward Todd

DONALD EDWARD TODD, Executor of the Estate of Mamie Edna Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **Donald Edward Todd**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Executor of the Estate of Mamie Edna Austin and as such Executor executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 13th day of September, 2011.



Judy Callis

NOTARY PUBLIC

My Commission Expires: 3/10/2012