09/20/2010 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20110064975 DEEDWARR
Recvd: 10/18/11 09:38 3 pgs
Fees:18.00 Taxes:185.74
20111018-0080836

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **ANNIE PEARL BRACEY, 844 Joseph Avenue, Nashville TN 37207**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No./Dist. **082 07 0 518.00**

WARRANTY DEED

For and in consideration of the sum of **ONE ($1.00) DOLLAR**, cash in hand paid by the hereinafter named Grantee, and the love and affection I have for my daughter, **CONSTANCE RENA BRACEY**, the receipt, value and adequacy of which is hereby acknowledged by the undersigned named Grantor, I, **ANNIE PEARL BRACEY**, hereinafter referred to as Grantor, while reserving an estate in myself the right to occupy, rent and improve the real property hereinafter identified and described, for and during ~~her~~ natural life, have bargained and sold, and by these presents do hereby transfer and convey to my daughter, **CONSTANCE RENA BRACEY**, her heirs and assigns, hereinafter referred to as Grantee, a fee simple remainder interest in my **one-half (1/2)** undivided interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** real property located at and known as **844 Joseph Avenue, Nashville, Davidson County, Tennessee 37207**.

TO HAVE AND TO HOLD said **one-half (1/2)** undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **CONSTANCE RENA BRACEY**, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said **one-half (1/2)** undivided interest in said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein. Grantor further covenants and binds herself/her heirs

and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of September 2010.

Annie Pearl Bracey

ANNIE PEARL BRACEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ANNIE PEARL BRACEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September 2010.

Fran James Notary Public

My commission expires 1-3-2011

FRAN JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 50,200.00 being one-half (1/2) of the appraised value for real estate taxes being the flood.

Constance Renee Bracey Affiant

Subscribed and sworn to before me this 20th day of September 2010.

Fran James Notary Public

My commission expires 1-3-2011

FRAN JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

844 Joseph Avenue
Nashville, Davidson County,
Tennessee 37207.

(Map/Parcel No. **082 07 0 518.00**.)

Land in Davidson County, Tennessee, being Lot No. **19** on the plan of The Nashville Housing Authority Subdivision Number One, of record in Book 3700, Page 42, Register's Office for said, Tennessee.

Said Lot No. **19** fronts 57.5 feet on the westerly margin of Joseph Avenue and extends back 144.0 feet on the northerly line and 143.9 feet on the southerly line to a 20 foot alley in the rear measuring 57.5 feet thereon.

Being the same property conveyed to Annie Pearl Bracey and Eleanor D. Bracey by deed from Cumberland Builders, Inc., of record in Book 4546, Page 464, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Annie Pearl Bracey and Eleanor D. Barbour, as joint tenants with right of survivorship, by Quitclaim Deed from Leon Sharber, Trustee, of record as Instrument No. **20080610-0059445**, Register's Office for Davidson County, Tennessee.