File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110071943 DEEDWARR
Recvd: 11/15/11 08:57 2 pgs
Fees:13.00 Taxes:499.50
20111115-0089045

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51069
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Kelvin Pennington 629 Post Oak Circle Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 14608010600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian Bracey Brandon, Executrix of the estate of Dorothy Ann Bracey, Ronald L. Bracey and Howard W. Bracey are joining in said conveyance to convey any interest in subject property as devisees under the will of Dorothy Ann Bracey.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Kelvin Pennington** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Crieve Hall Estates, Section Four of record in Book 2133, page 80, Register's Office for said County.

Said Lot No. 289 fronts 100 feet on the easterly margin of Monterey Drive and extends back 183.2 feet on the northerly line and 182.6 feet on the Southerly line to a broken line in the rear, measuring 102.2 feet thereon.

Being the same property conveyed to Harry Bracey and wife, Dorothy Ann Bracey by warranty deed from William Kenneth Manning and wife, Reba Ann Manning, dated Oct. 4, 1960 and recorded on Oct. 5, 1960 of record in Book 3134, page 39, Register's Office for Davidson County, Tennessee. The said Harry Bracey and Dorothy Ann Bracey have both since died, with Harry Bracey, predeceasing Dorothy Ann Bracey. The Last Will and Testament of Dorothy Ann Bracey of record in Doc. No. 10P-399 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointed Vivian Bracey Brandon as Executrix and directed that subject property be sold. Order attaching Real Estate for Sale by Personal Representative is filed in Docket No. 10P-399 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Ronald L. Bracey and Howard W. Bracey are joining in said conveyance to convey any interest in subject property as devisees under the will of Dorothy Ann Bracey.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 80, said Register's Office, which Plan shows a 80 foot minimum building setback line from Monterey Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 4908 Monterey Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of November, 2011.

Vivian Bracey Brandon, Executrix of the estate of Dorothy Ann Bracey

Howard W. Bracey

Ronald L. Bracey

State of TENNESSEE
County of DAVIDSON

On this 4th day of November, 2011 , before me the undersigned authority, personally appeared Vivian Bracey Brandon, Executrix of the estate of Dorothy Ann Bracey and Howard W. Bracey and Ronald L. Bracey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Sworn and subscribed before me this the 4th day of November, 2011

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty—12/92