FORM NO. WD-1

BOOK 5720 PAGE 853

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

John Bratcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 1981.

Terry E. McNabb
Notary Public

MY COMMISSION EXPIRES: 1/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Terry E. McNabb, Attorney (NAME) Suite 7, 333 Gallatin Rd., So., Madison, TN 37115 (ADDRESS)

Mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bratcher, et ux (NAME)	Eddie Marie Huggins (NAME)	83-3-156
1204 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	3812 Moss Rose Drive (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

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, I, Eddie Marie Huggins, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Bratcher and wife, Fay Bratcher

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 the northerly 50 feet of Lots Nos. 35 and 36 on the Plan of W. S. Ashworth's Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, page 153, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Riverside Drive 110 feet northerly from the northerly margin of Greenwood, formerly Greenway Avenue; running thence northerly along the westerly margin of said Drive 50 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley 177.7 feet, more or less, to the east line of Lot No. 34 on said Plan; thence southerly along the line of said Lot No. 34, 50 feet; thence easterly 177 feet, more or less, to the beginning.

Being the same property conveyed to Louis Huggins, Jr. and wife, Eddie Marie Huggins, by deed from Willie Lee Canter and wife, Mary Frances Canter, of record in Book 2545, page 253, Register's Office, Davidson County, Tennessee, the said Louis Huggins, Jr. having since died.

This is unimproved ( ) improved (X) property, known as 1204 Riverside Drive, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of March, 1981

Mrs. Eddie Marie Huggins

STATE OF TENNESSEE
Davidson County

BOOK 5720 PAGE 854

Personally appeared before me, Terry E. McNABB, a Notary Public in and for said County and State, the within named EDDIE MARIE HUGGINS

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12TH day of MARCH 19 81

Commission expires 1/22/84

Terry E. McNabb
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
EDDIE MARIE HUGGINS

TO
JIMMY BRATCHER
AND WIFE, FAY BRATCHER

G 33042

IDENTIFICATION REFERENCE

MAR 13 9 11 AM '81

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5720 PAGE 855

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	71.50-
			4735A03/13/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

633042

IDENTIFICATION REFERENCE

MAR 13 9 11 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 811451