L#605,012- RETURN TO
METROPOLITAN FEDERAL

BOOK 6106 PAGE 111

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Jane Bratcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1983

Mary M. Murrell
Notary Public

MY COMMISSION EXPIRES: 10-19-86
(AFFIX SEAL)

Elizabeth W. McDow THIS INSTRUMENT WAS PREPARED BY
Metropolitan Federal S & L Association, 230-4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen Bratcher et ux (NAME)	Metropolitan Federal S & L Assn. (NAME)	4D 67678
636 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	75-11
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Par 52 Ia

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, Metropolitan Federal Savings and Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glen Bratcher and wife, Jane 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 Lot No. 410 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's Deed from Thomas I. Holman, Substitute Trustee, of record in Book 5913, Page 180, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the year 1983 have been prorated and assumed by Grantee.
2. Restrictive covenants in an instrument of record in Book 4793, Page 157, and made applicable in Book 4849, Page 767, as amended in Book 5020, Page 58, and Book 5028, Page 357 and further amended in Book 5545, Page 321, in the Davidson County, Tennessee Register's Office.
3. The Plan of record in Book 4675, Page 140, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Mercer Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( ) property, known as 636 Mercer Drive, Hermitage, Tennessee 37076
This is improved (x) (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 its hand this 29th day of July, 1983

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Donald W. Fitzpatrick

STATE OF TENNESSEE
Davidson County

BOOK 6106 PAGE 112

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold W. Fitzpatrick and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Senior Vice President and _____ respectively of the Metropolitan Federal Savings and Loan Association the within named bargainor, a corporation, and that (he) (they) as such Senior Vice President 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 Harold W. Fitzpatrick as such Senior Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of July, 19 83.

My commission expires 10-19-86

Mary M. Murrah
Notary Public

WARRANTY DEED

FROM

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

TO

GLEN BRATCHER AND WIFE,

JANE BRATCHER

H 6 3 8 7 0

IDENTIF. REFERENCE

JUL 29 3 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

07/29 130.00 CHECK

5976

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6106 PAGE 113

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4750.00-	CO
	VD		4750.00	CO
			47500.00-	CO
			123.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	130.00-
5976A	07/29/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.3 8 7.0

IDENTIF. REFERENCE

JUL 29 3 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967604