File in Box # 4
86-5-1

BOOK 6845 PAGE 70

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Juanita Bragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, Suite 500, One Church Street Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Woodrow Bragg (NAME)	Third National Mortgage Company (NAME)	Map 162-7
4973 Shihmen Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 77
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB #55123

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, Edward E.Tate and wife, Rita L. Tate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Woodrow Bragg and wife, Juanita W. Bragg

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. 208 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for said County.

Beginning at a point on the northerly margin of Shihmen Drive, said point being the common corners between Lots 208 and 209; thence with line between said lots in a northwesterly direction 111.6 feet to a point, said point being the southerly margin of Lot No. 207; thence with same in an easterly direction 135.0 feet to a point in the westerly margin of Penny Brink Drive; thence with same in a southerly direction 92.56 feet to the beginning of a curve; thence around said curve to the right 37.05 feet to a point in the northerly margin of Shihmen Drive; thence with same 99.03 feet to the point of beginning.

Being the same property conveyed to Edward E. Tate and wife, Rita L. Tate by deed from James S. Ledbetter and wife, Donna L. Ledbetter of record in Book 4986, Page 498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4579, Page 933, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Grantors to John W. Murphree Company in the original principal amount of $ 25,600.00, of record in Book 4986, Page 498, Register's Office for Davidson County, Tennessee and assigned to Federal National Mortgage Assumption by instrument of record in Book 4989, Page 771, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4973 Shihmen Drive (House Number) Antioch, (Street) Tennessee (P. O. Address) 37013 (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 their hand s this 1st day of May, 1986

Edward E Tate
EDWARD E. TATE

Rita L. Tate
RITA L. TATE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named Edward E.Tate and wife, Rita L. Tate

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1986.

Jonathan J. Foley Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Edward E.Tate and wife, Rita L. Tate

TO
Thomas Woodrow Bragg and wife, Juanita W. Bragg

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

9 6 8 1 0

IDENTIFICATION REFERENCE

MAY 1 1 2 7 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			68500.00- CAMT.	
			178.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 184.60-	
			931QA05/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9681-0

IDENTIFI REFERENCE

MAY 1 1 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243250