THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 6877 PAGE 455

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Douglas P. Dabbs, Trustee 116 Wilson Pike Circle Brentwood, Tennessee 37027	Same	34-6-10

FOR AND IN CONSIDERATION of the sum of One Hundred Seventeen Thousand Dollars ($117,000.00) Estella Bender, Conservator for Sallie Ethel Branum, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Douglas P. Dabbs, Trustee, with full power to sell, transfer, convey, mortgage or encumber the Property without the joinder of any beneficiary under that certain Land Trust Agreement dated as of June 4, 1986, hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING on the northeasterly margin of the L & N Railroad right-of-way, now a County road, at T.A. Cantrell's northwest corner running thence with Cantrell's line north 48.5° East 12 poles to a stake in a branch; thence with the meanders of said branch 9 poles; thence south 45° West 10 poles to the old right-of-way of said railroad, now a County road; thence with the old right-of-way or County road, South 50° East 7.72 poles to the BEGINNING, containing one-half acre more or less.

Being the same property conveyed to Harry Branum, Jr. of record in Book 910, Page 510, Register's Office for Davidson County, Tennessee, the said Harry Branum, Jr. having since died.

Estella Bender was appointed Conservator for Sallie Ethel Branum, pursuant to Order Appointing Conservator of record in Minute Book 130, Page 446, in the Chancery Court Clerk's Office for Davidson County, Tennessee and Book 6877, Page 450, Register's Office for Davidson County, Tenenssee. The order authorizing the sale of the property to Grantee is of record in Minute Book 138, Page 363, in the Chancery Court Clerk's Office for Davidson County, Tennessee and Book 6877 Page 452, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as the Northeast corner of Edgefield Junction Road (now Myatt Drive) and Spring Branch Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: taxes for the year 1986. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4 day of June, 1986.

Estella Bender

Estella Bender, Conservator for
Sallie Ethel Branum

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Claudette McCord, a Notary Public in and for the County and State aforesaid, personally appeared Estella Bender, the within named 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 seal, at office in Nashville, Tennessee, this 4 day of June, 1986.

Claudette McCord

Notary Public

My Commission Expires:

April 18, 1987

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $117,000.00.

Douglas P. Dobbs
Affiant

Subscribed and sworn to before me, this the 4 day of June, 1986.

Claudette McCord
Notary Public

My Commission Expires:
August 18, 1987

07354

IDENTIFICATION REFERENCE

JUN 4 3 41 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 _____

BOOK 6877 PAGE 458

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

117000.00- CONT.
304.20 CSTAX
.50 PRFE
9.00 MDED
CHECK 313.70-
1728A06/04/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07354

IDENTIFICATION REFERENCE

JUN 4 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255387