STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~57,500.00~~

Walter E. Gragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1986.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter E. Gragg (NAME)	Investors Federal Savings Bank (NAME)	94-12
294 Clovernook Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	# 40
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tn 37075 (CITY) (STATE) (ZIP)	3DZ-37045

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, Ina Ruth Travis Brannon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter E. Gragg and wife, Gladys H. Gragg

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 25 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 25 fronts 132.0 feet on the southwesterly side of Clovernook Drive, and extends back 291.2 feet on the northwesterly line, and 315.1 feet on the southeasterly line, to a broken line in the rear on which it measures 147.3 feet.

Being the same property conveyed to Sam J. Brannon and wife, Ina Ruth Travis Brannon by deed from C. C. Adams and James E. Adams of record in Book 3075, page 627, Register's Office for Davidson County, Tennessee, and the said Sam J. Brannon's interest having been divested from him in a Final Decree of Divorce in the Fourth Circuit Court of Davidson County, Tennessee, being Rule No. 46857.

25923

IDENTIFICATION REFERENCE

Jul 29 1 19 PM '86

FELIX A. JOHNSON REGISTER DAVIDSON COUNTY, TN

This is ~~unimproved ( )~~ improved (XX) property, known as 294 Clovernook Drive, Nashville, TN 37210
(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 her hand this 25th day of July, 19 86

Ina Ruth Travis Brannon

Ina Ruth Travis Brannon

STATE OF TENNESSEE
Davidson County

BOOK 6932 PAGE 412

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Ina Ruth Travis Brannon, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1986.

Commission expires June 5, 1989

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Ina Ruth Travis Brannon, unmarried

TO

Walter E. Gragg and wife, Gladys H. Gragg

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOX 15

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

RECEIVED OF _____

FOR _____ BOOK 6932 PAGE 413

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
			575C[illegible] 8- [illegible]	
			161.00 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]	167.50-
3552A	07/29/86	BAL		.2[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

925

25

IDENTIFICATION REFERENCE

Jul 29 1 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276796