THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

WARRANTY DEED

BOOK 6995 PAGE 914

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW J. BRATCHER, ET UX	MORTGAGEE - NONE	75-13-80
(NAME) 253 BONNACROFT DRIVE	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE, TN. 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged,

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
OCT 1 10 33 AM '86
RECEIVED
IDENTIFICATION REFERENCE
48106

DONNA J. GILBERT, UNMARRIED, hereinafter referred to as Grantor, *has bargained and sold, and does hereby transfer and convey unto the said* ANDREW J. BRATCHER AND WIFE, BILLY J. BRATCHER, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:,*

Being Lot No. 156 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 92.0 feet on the Northeast margin of Bonnacroft Drive and runs back between lines, measuring 162.0 feet on the Northwest side and 122.6 feet on the Southeast side to a broken line in the rear on which it measures 107.35 feet.

Being the same property conveyed to James Tennyson Gilbert and wife, Sadie I. Gilbert, by deed from Francis K. Caissie and wife, Helen M. Caissie of record in Book 4317, page 245, Register's Office for Davidson County, Tennessee. The said James Tennyson Gilbert having predeceased his wife, Sadie I. Gilbert, the property now vests in Sadie I. Gilbert's sole heir at law, Donna J. Gilbert pursuant to Affidavit of Inheritance of record in Book 5730, page 416, Register's Office for Davidson County, Tennessee and corrected in Book 5785, page 361, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 58,900.00

Subscribed and sworn to before me, this the 29 day of September 19 86.

Affiant Andrew J Bratcher

My commission expires: 1/21/90 (Affix Seal)

Notary Public G. Ciara Adams

NOTARY PUBLIC STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 253 Bonnacroft Drive, Hermitage, Tn. 37076
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), 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.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29 *day of* September, 1986, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donna J. Gilbert

10/21 17:42 FILE
3790

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* DONNA J. GILBERT, UNMARRIED

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 official seal at Nashville, Tennessee *this* 29 *day of* September, *19* 86

A. Ann Adams
Notary Public

Commission expires 1/21/90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be..... .....of the..... the within named bargainor, a corporation, and that ....he as such..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in..... this.....day of....., 19.....

Notary Public

Commission expires.....

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

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

RECEIVED OF _____

FOR _____

BOOK 6995 PAGE 916

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
			58900.00- CONV	
			164.92 CSTAX	
			.50 PRFE	
			6.00 WDE	
			CHECK 171.42-	
			0790AIC/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48106

IDENTIFICATION REFERENCE

Oct 1 10 33 AM '96

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 301451