Address New Owner	Map-Parcel/Field Book
RICHARD A. BRADEN 129 Lucille Street Nashville, TN 37207	Map: 071-15; Parcel 039 Field Book: 12DA-20070
Send Tax Bills To:	**Address Of Mortgagee:**
Mortgagee	Simmons First Mortgage Company P.O. Box 24410 Little Rock, AR 72221

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,569.75.

Richard A. Braden
Affiant

Subscribed and sworn to before me this 14th day of June, 1988.

Ronald G. Campbell
Notary Public
My Commission Expires: 11/10/91.

RONALD G. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

64-18

WARRANTY DEED

FOR and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROXANNA L. SWEATMAN HENNESSEE, unmarried, the "Grantor" herein, has bargained and sold, and by these presents do transfer and convey unto RICHARD A. BRADEN, unmarried, the "Grantee" herein, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Roxanna L. Sweatman Hennessee, unmarried, by deed from James C. Smiley, unmarried, of record in Book 6167, Page 742, said Register's Office.
>
> THIS is improved property known as 129 Lucille Street, Nashville, Tennessee 37207.

THIS conveyance and all covenants and warranties contained herein are expressly made subject to the real estate taxes for the current year which have been transferred in escrow to Grantee, and any restrictive covenants and easements of record.

AS evidenced by his signature herein, and as part of the consideration for this transfer, Grantee has agreed to assume and pay the unpaid balance of the note secured by that certain Deed of Trust executed by Roxanna L. Sweatman Hennessee in favor of Capitol Mortgage Corporation of record in Book 6167, Page 745, said Register's Office (the Note and Deed of Trust being subsequently assigned to Simmons First Mortgage Company).

THE information for this instrument has been furnished by the Parties hereto and the preparer makes no representation as to status of title to the property described herein.

TO have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, Grantee's heirs and assigns, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and, that same is unencumbered except as set forth hereinabove.

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said property to Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Warranty Deed as of this 14th day of June, 1988.

GRANTOR:

Roxanna Sweatman Hennessee

ROXANNA L. SWEATMAN HENNESSEE

GRANTEE:

Richard A. Braden

RICHARD A. BRADEN

ACKNOWLEDGMENT

FELIX Z. WILSON II, REGISTER DAVIDSON COUNTY, TN

JUN 15 4 19 PM '88

IDENTIFICATION REFERENCE

4062

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROXANNA L. SWEATMAN HENNESSEE and RICHARD A. BRADEN, 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.

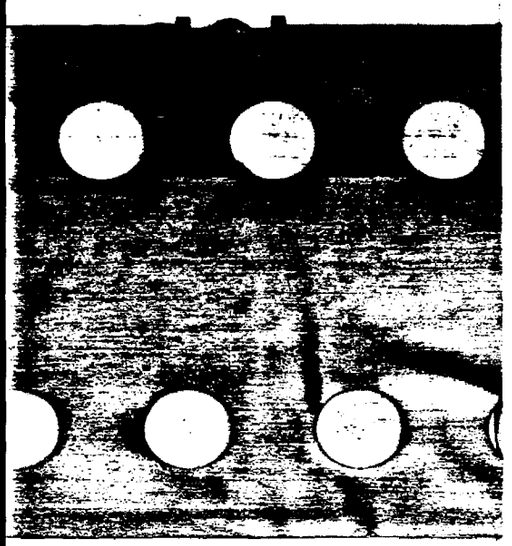
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 14th day of June, 1988.

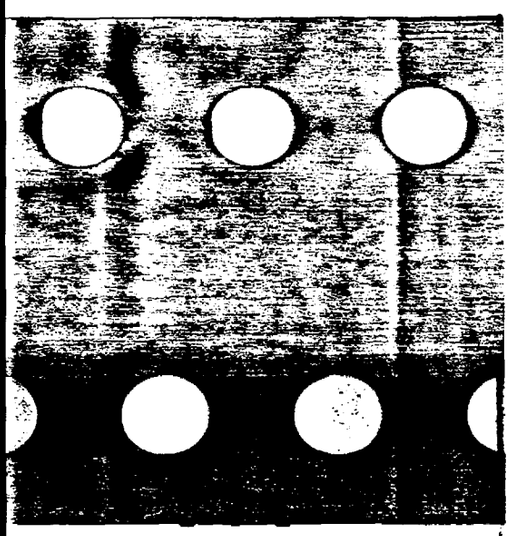
Ronald M. Campbell

Notary Public
My Commission Expires: 11/10/91.

RONALD M. CAMPBELL NOTARY PUBLIC LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
Ronald M. Campbell, Atty.
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7574 PAGE 302

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	20569.75
CON TX	57.68
PRFEE	0.50
WDEED	6.00
TOTAL	64.18
CHECK	64.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/15/88 01 1631K 0001 6091

40626

IDENTIFICATION REFERENCE

JUN 15 4 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102915