THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
L. HOLLIS BRATCHER
3600 Whites Creek Pike
Nashville, TN 37207

MAP/PARCEL NUMBER:
MAP 071-15-0
PARCEL 021.00

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00.

L. Hollis Bratcher
AFFIANT

Subscribed and sworn to me, this the 13th day of OCTOBER, 1988.

Denise C. Allen
Notary Public
My commission expires: 6-28-92

7.6545

IDENTIFICATION REFERENCE

Oct 17 10 25 AM '88

FELIX Z WILSON TRUSTEE
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, RALPH H. DRAKE, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said L. HOLLIS BRATCHER ET UX, JUANITA BRATCHER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR(S) in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 136 MARIE STREET, NASHVILLE, TENNESSEE .

RUBYE DRAKE, wife of RALPH H. DRAKE, the Grantor herein, joins in this conveyance for the sole purpose of conveying any interest she may have in and to the said property, marital or otherwise.

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, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 13th day of OCTOBER, 1988.

Ralph H. Drake

RALPH H. DRAKE

Rubye Drake

RUBYE DRAKE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph H. Drake et ux, Rubye Drake, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee on this the 13th day of October, 1988.

Denise C. Allen

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 5-11-92

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for said County

Said Lot No. 77 fronts 50 feet on the southerly side of Marie Street, and runs back between parallel lines, 130 feet to an alley.

BEING THE same property conveyed to Ralph H. Drake by Warranty Deed from Glenn T. Allen et ux, Lela Ann Allen, of record in Book 7657, page 619, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Real property taxes for the year 1988 and all future years.

2. Plat of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7678 PAGE 497

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 29000.00
CON TX 95.70
PRFEE 0.50
WDEED 9.00
TOTAL 105.20
CHECK 105.20

10/17/88 01 10:30 0001 7361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7654 IDENTIFICATION REFERENCE

OCT 17 11 25 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 144149