WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

Mail

MORTGAGEE:

METROPOLITAN FEDERAL
230 Fourth Avenue
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $46,900.00.

Affiant

SWORN to and subscribed before me on this the 11 day of April, 1990.

NOTARY PUBLIC

My Commission Expires: 8-16-93

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Jack B. Bracey	MORTGAGEE	65-9-89

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **BEN C. BATEMAN, JR. and PATRICIA C. BATEMAN (now Pugh)**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **JACK B. BRACEY and wife, SHARON S. BRACEY**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 123 on the Plan of Sherwood Forest, Section III, as of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

SAID Lot No. 123 fronts 72.39 feet on the northerly margin of Whittier Drive and runs back 213.59 feet on the easterly sideline and 214.64 feet on the westerly margin and measures 97.80 feet across the rear lot line.

BEING the same property conveyed to BEN C. BATEMAN, JR. and wife, PATRICIA C. BATEMAN by Deed from LON E. ROBERTS and wife, FRANDA ROBERTS of record in Book 5191, Page 858, Register's office for Davidson County, TN.

The said PATRICIA C. BATEMAN is one in the same as PATRICIA C. BATEMAN (Now Pugh).

SAID PROPERTY IS CONVEYED "AS IS" AND ONLY WARRANTIES MADE ARE WARRANTIES AS TO TITLE.

The said DAVID PUGH, joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to the said PATRICIA C. BATEMAN (now Pugh).

This is improved property known as 4848 Whittier Drive, Old Hickory, TN, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 11 day of April, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ben C. Bateman
BEN C. BATEMAN, JR.

Patricia C. Bateman Pugh
PATRICIA C. BATEMAN (now Pugh)

David R Pugh
DAVID PUGH

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BEN C. BATEMAN, JR. and PATRICIA C. BATEMAN (now Pugh) and husband, DAVID PUGH, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 11 day of April, 1990.

Curtis M. Lincoln
NOTARY PUBLIC

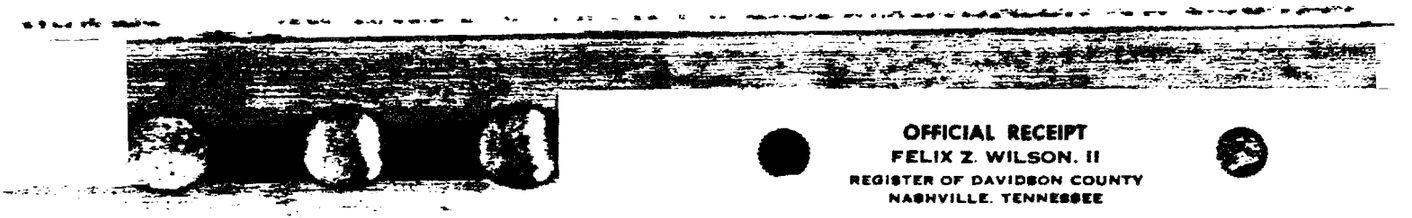
My Commission Expires: 8-16-93

118913

IDENTIF. REFERENCE

APR 16 9 12 AM '90

DAVIDSON COUNTY



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

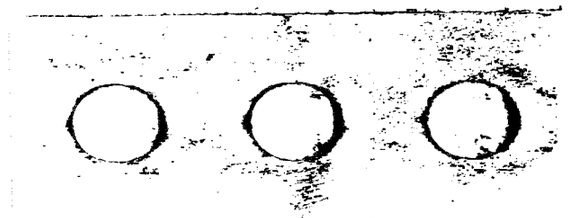
RECEIVED OF _____

FOR _____

BOOK 8088 PAGE 441

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

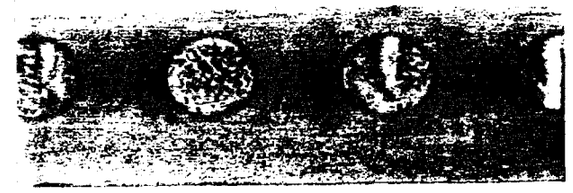
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	46900.00
CON TX	154.77
PRFEE	1.00
WDEED	6.00
TOTAL	161.77
CHECK	~~161.77~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~04/16/90 01 09:09 0001 1266~~



18913

IDENTIF. REFERENCE

APR 16 9 12 AM '90

DAVIDSON COUNTY TN.

No. 310378