5.00 3.8.

IDENTIFICATION REFERENCE

SEP 27 10 45 AM '91

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

ADDRESS NEW OWNER:

L. HOLLIS BRATCHER
3600 WHITES CREEK PIKE
NASHVILLE, TN 37207

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 71-15
PARCEL 110

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,827.05, THIS 23RD DAY OF SEPTEMBER, 1991.

L. Hollis Bratcher
AFFIANT

Subscribed and sworn to me, this the 23rd day of September, 1991.

Denise C. Allen
Notary Public
My commission expires: 8-7-95

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, WE, RALPH H. DRAKE ET UX, RUBYE A. DRAKE, hereinafter referred to as GRANTORS, 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 GRANTORS 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 1312 JOSEPH AVENUE, NASHVILLE, TN 37207.

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, WE covenant that WE ARE 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.

WE further covenant and bind OURSELVES and OUR 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 my hand this 23rd day of September, 1991.

Ralph H. Drake
RALPH H. DRAKE

Rubye A. Drake
RUBYE A. 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 A. DRAKE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), 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 23rd day of September, 1991.

Lenore C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 7 on the Map of H.W. Chenoweth's Wildwood Addition, as of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Joseph Street or Avenue and runs back between parallel lines 150 feet to an alley.

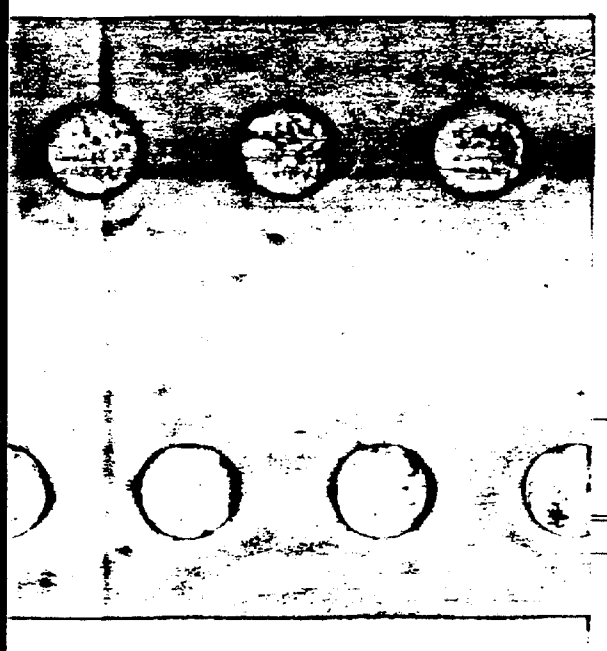
Being the same property conveyed to Ralph H. Drake et ux, Rubye A. Drake, by Substitute Trustee's Deed from Thomas M. Black, Substitute Trustee, of record in Book ____, page ___, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. Plat of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

4577 09/27 0101 03CHECK 50.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

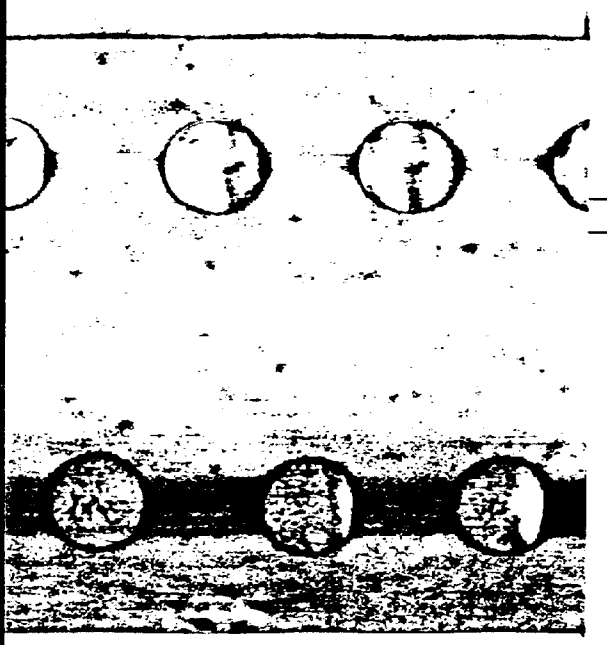
RECEIVED OF _____

FOR _____

BOOK 8451 PAGE 416

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	10827.05
CON TX	40.06
PRFEE	1.00
WDEED	9.00
TOTAL	50.06
CHECK	50.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/91 01 10:45 0001 4577

5.00 38.

IDENTIFICATION REFERENCE

SEP 27 10 45 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 462750