THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 64,500.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 1992.

Notary Public

My Commission Expires:

20661

IDENTIF. TREFERENCE

JUN 19 8 33 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MILES M. FIELDS and JOHN T. BRACKEEN 1204 Eastland Avenue Nashville, Tennessee 37206	SAME	MAP 83-5 PARCEL 278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FOUR THOUSAND FIVE HUNDRED AND 00/100 ($64,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, **EDUCATORS CREDIT UNION,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MILES M. FIELDS and JOHN T. BRACKEEN, both unmarried, as Joint Tenants with Rights of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 20.0 feet of Lot No. 14 and the westerly 30.0 feet of Lot No. 15 of Block "A" in F.O. Beasley's Addition to East Nashville, a plan of which is of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 14 and 15 front together 50.0 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike, and run between lines 170.0 feet to an alley.

BEING the same property conveyed to Educators Credit Union by Trustee's Deed from Michael J. Philbin, Successor Trustee, of record in Book 8526, page 375, Register's Office for Davidson County, Tennessee.

This is improved property known as 1204 Eastland Avenue, Nashville, Tennessee 38206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that it lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Block "A" in F.O. Beasley's Addition to East Nashville, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

WITNESS my hand this 17th day of June, 1992, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

EDUCATORS CREDIT UNION

BY: Henry M. Flury Exec. V.P.

ITS: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HENRY M. FLURY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of EDUCATORS CREDIT UNION, the within named bargainor, a corporation, and that he as such Executive Vice Pres., executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice Pres.

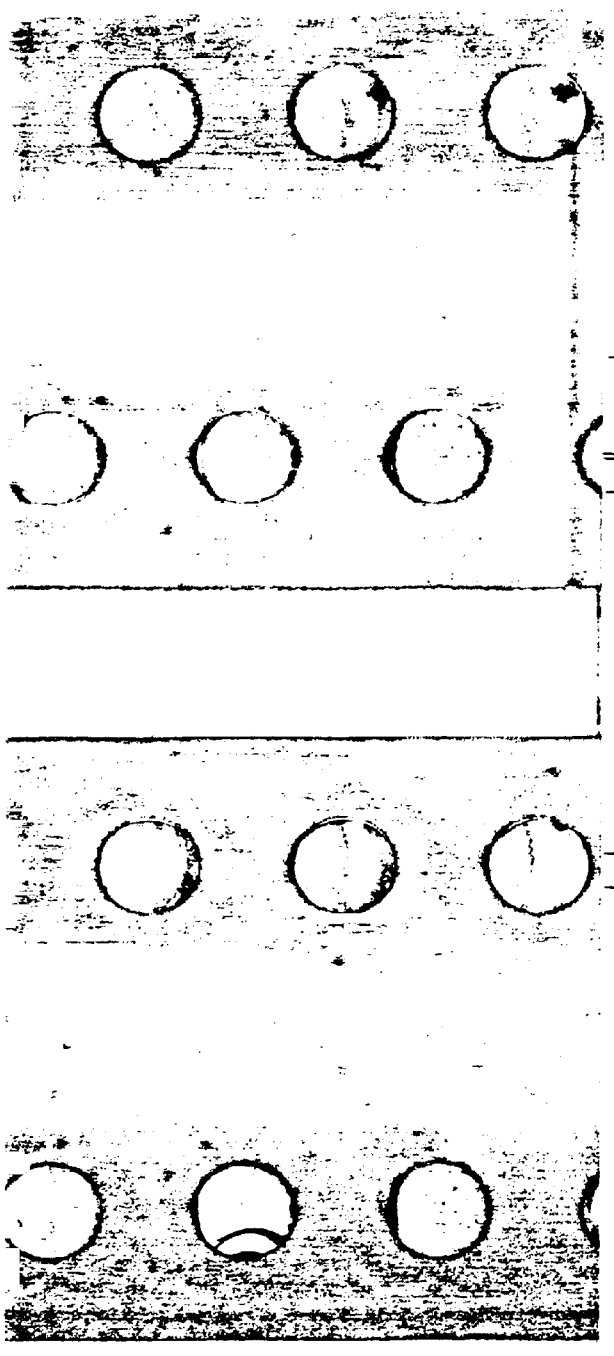
WITNESS my hand and official seal this 17th day of June, 1992.

Notary Public

My Commission Expires: 1-23-94

NOTARY PUBLIC AT LARGE

2780 06/19 0101 03CHECK 245.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8655 PAGE 641

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 64500.00
CON TX 238.65
PRFEE 1.00
WDEED 6.00
TOTAL 245.65
CHECK 245.65

06/19/92 01 08:33 0001 2780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20661

IDENTIF. REFERENCE

JUN 19 8 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542509