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

BOOK 8852 PAGE 321

ADDRESS NEW OWNER:

LEE A.J. PROCTOR, JR., ET UX
P.O. Box 278
Joelton TN 37080

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 28, PARCEL 93

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00.

Lee A. J. Proctor
AFFIANT

Subscribed and sworn to me, this the 22ND day of JANUARY, 1993.

Notary Public
My commission expires: 2-11-96

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, EDWARD WRIGHT BRANIGAN ET UX, VERONICA SUE BRANIGAN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said LEE A.J. PROCTOR, JR., ET UX, PAULETTE G. PROCTOR, 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 unimproved property known as 10.86 acres, RIDGE HILL ROAD, JOELTON, TN 37080.

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 OUR HANDS this 22ND day of JANUARY, 1993.

EDWARD WRIGHT BRANIGAN

VERONICA SUE BRANIGAN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD WRIGHT BRANIGAN ET UX, VERONICA SUE BRANIGAN, the within named bargainors, 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 22ND day of JANUARY, 1993.

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 3, of the Edward W. Thompson property described according to a survey by Southeastern Engineering Company under date of October 15, 1967 as revised April 18, 1968, as follows:

Beginning at a point in the northerly margin of Ridge Hill Drive 1971.38 feet +/- West of the westerly line of the M.E. Spruill property of record in Book 3761, page 337, Register's Office for Davidson County, Tennessee; thence N. 7 deg. 27' W. 1813.45 feet to an iron pin; thence N. 59 deg. 30" W. 265.0 feet to an iron pin; thence S. 4 deg. 59' East 1913.75 feet to an iron pin in the northerly margin of Ridge Hill Drive said point is 519.58 feet +/- East from the easterly line of The National Council of Jewish Women of record in Book 3162, page 106, Register's Office for said County; thence easterly 300.85 feet to the point of beginning containing 10.86 acres.

Being the same property conveyed to Edward Wright Branigan and wife, Veronica Sue Branigan, by Warranty Deed from Edward W. Thompson and wife, Velura Thompson, of record in Book 4556, page 594, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. Unrecorded easements for roads and utilities, if any.

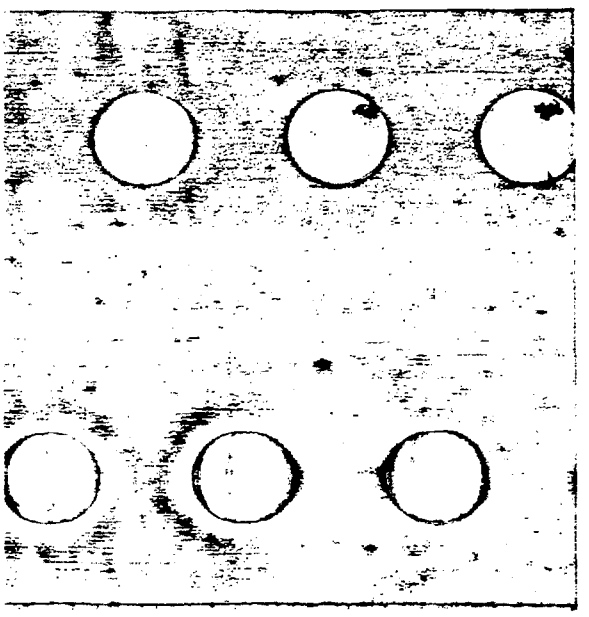
8 7.5 4 7

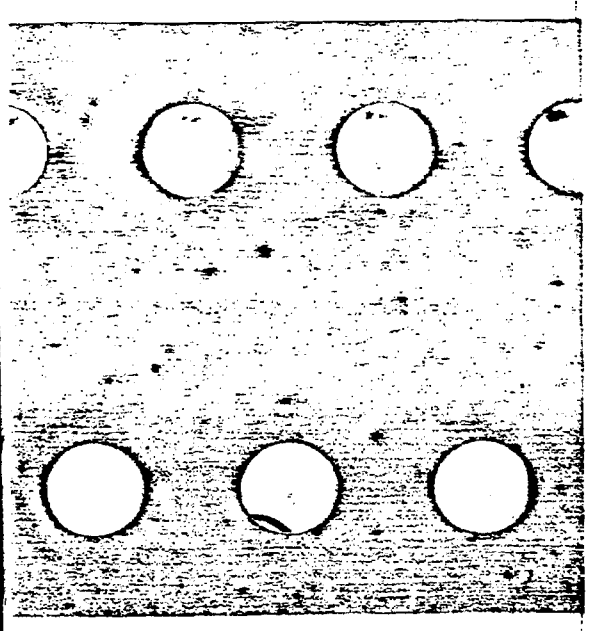
IDENTIFICATION REFERENCE

FEB 1 8 33 AM '93

JOHN C. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

4556 02/01 0101 03CHECK 57.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8852 PAGE 324

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	12000.00
			CON TX	44.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	57.40
			CHECK	57.40

02/01/93 01 08:32 0001 7556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8754 7

IDENTIFICATION REFERENCE

FEB 1 8 33 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 616102