BOOK 9082 PAGE 635

PICK-UP

93 SEP 16 AM 11:46

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

This instrument prepared by:
Paul S. Parker
Dodson, Parker & Behm
P. O. Box 198066
Nashville, TN 37219
(615) 254-2291

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Celeste Brackman Waterman	Celeste Brackman Waterman	
John Robert Brackman	John Robert Brackman	Map 117-7
3504 Benham Avenue	3504 Benham Avenue	Parcel 81
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($47,500.00) Dollars, we, Celeste Brackman Waterman and John Robert Brackman, as Co-Executors of the Estate of Anne Thompson Brackman, and Celeste Brackman Waterman, John Robert Brackman, David Patrick Brackman, Raymond Condon Brackman, and Steve Waterman individually (collectively the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto John Robert Brackman and Celeste Brackman Waterman, as tenants in common, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly one-half (1/2) of Lot No. 189 on the map of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said county.

Said part of Lot No. 189 fronts 100 feet on the westerly side of Benham Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Anne Thompson Brackman by Quitclaim Deed from Mrs. Charles A. Graham, Henry J. Brackman, III, Mrs. Steve Waterman, Lt. Raymond C. Brackman, Robert Brackman, and David P. Brackman, of record in Book 8517, page 810, Register's Office for said County.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $47,500.00.

Subscribed and sworn to before me this the 16 day of September, 1993.

Celeste Brackman Waterman
Affiant

Notary Public

My Commission Expires: 1-22-95

6137 09/16 0101 03CHECK 192.75

This is improved property, known as 3405 Benham Street, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Celeste Brackman Waterman and John Robert Brackman, tenants in common, their successors, heirs and assigns forever. Grantors covenant that they 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: i.) for 1993 real property taxes which have been prorated and assumed by the Grantees; and ii.) as otherwise expressly set out herein.

Grantors do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to said real estate to the said Celeste Brackman Waterman and John Robert Brackman, tenants in common, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantors, but not otherwise.

Steven Waterman joins in this conveyance for the purpose of conveying and transferring any and all marital rights he may have in the above described property.

WITNESS our hands this the 16 day of September, 1993.

Celeste Brackman Waterman
Co-Executor for the Estate
of Anne Thompson Brackman

John Robert Brackman
Co-Executor for the Estate
of Anne Thompson Brackman

Raymond Condon Brackman

By: George H. Cate, Jr.
George H. Cate, Jr.,
Attorney-in-Fact

David Patrick Brackman

By: George H. Cate, Jr.
George H. Cate, Jr.,
Attorney-in-Fact

Celeste Brackman Waterman
Celeste Brackman Waterman

John Robert Brackman
John Robert Brackman

Steve Waterman
Steve Waterman

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 16th day of September, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared Celeste Brackman Waterman, individually and as Co-Executor of the Estate of Anne Thompson Brackman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office in Nashville, Tennessee, this the 16th day of September, 1993.

Lisa C. Wardlaw
Notary Public

My Commission Expires: 1-22-95

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 16th day of September, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared Steve Waterman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand, at office in Nashville, Tennessee, this the 16th day of September, 1993.

Lisa C. Wardlaw
Notary Public

My Commission Expires: 1-22-95

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 16th day of September, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared John Robert Brackman, individually and as a Co-Executor of the Estate of Anne Thompson Brackman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

WITNESS my hand, at office in Nashville, Tennessee, this the_____day of September, 1993.

Lisa C. Wardlaw
Notary Public

My Commission Expires: 1-22-95

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 16th day of September, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared GEORGE H. CATE, JR. pursuant to the Limited Durable Power of Attorney granted to him by DAVID PATRICK BRACKMAN, as a residuary beneficiary of the Estate of Anne T. Brackman, to me known to be the person described in and who executed the foregoing instrument as the attorney in fact for DAVID PATRICK BRACKMAN, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand, at office in Nashville, Tennessee, this the 16th day of September, 1993.

Lisa C. Wardlaw
Notary Public

My Commission Expires: 1-22-95

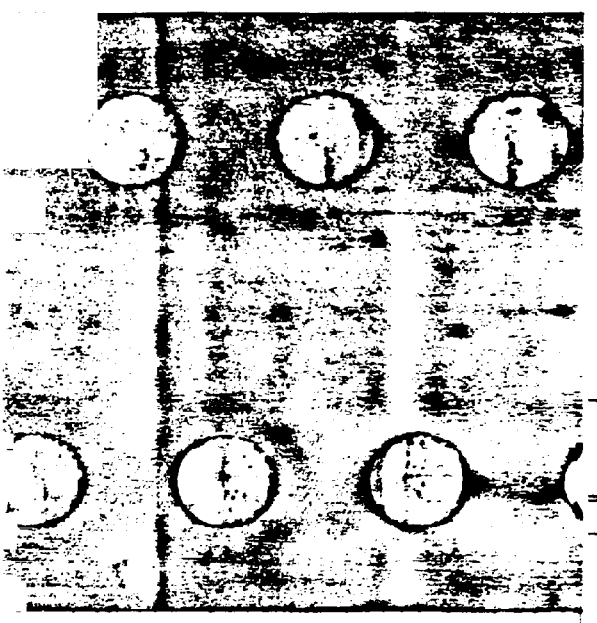
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 16th day of September, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared GEORGE H. CATE, JR. pursuant to the Limited Durable Power of Attorney granted to him by RAYMOND CONDON BRACKMAN, as a residuary beneficiary of the Estate of Anne T. Brackman, to me known to be the person described in and who executed the foregoing instrument as the attorney in fact for RAYMOND CONDON BRACKMAN, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand, at office in Nashville, Tennessee, this the 16th day of September, 1993.

Lisa C. Wardlaw
Notary Public

My Commission Expires: 1-22-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

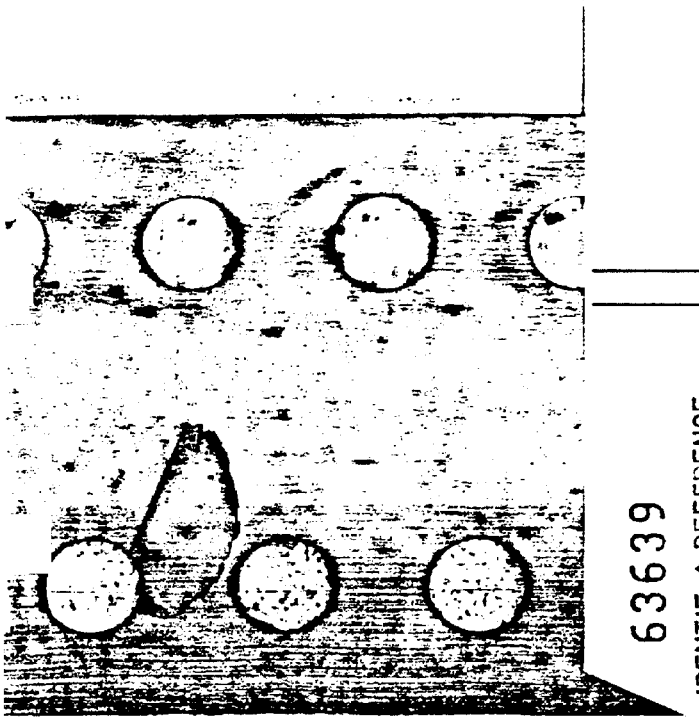
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9082 PAGE 639

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 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 16.00
TOTAL 192.75
CHECK 192.75

09/16/93 01 11:47 0001 6137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63639
IDENTIF. & REFERENCE

93 SEP 16 AM 11:46

REGISTER
DAVIDSON COUNTY, TN.

No. 698562