BOOK 9538PG236

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert E. Bratcher Wenonah Lee Bratcher 2004 Old Baker Road Goodlettsville, TN 37072	New Owners Right Mortgage Co. 325 W. Main St. Lebanon, TN 37087	Map 006-000 Parcel 031.00
This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Boulevard, Suite 115, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Shirley Barnett, Owen McBroom, Kenneth McBroom, Leanna Sutton, Gilbert Adams, Joyce Patterson, Nita Hedgecloth, Thelma Pugh, Pauline Bise, Earl McBroom, Patricia Clinard, Betty Whitehead, Charles McBroom and Robbie McBroom, heirs at law of Effie A. McBroom also known as Effie Lou McBroom (deceased), (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Robert Eugene Bratcher and wife, Wenonah Lee Bratcher (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

An Affidavit of Heirship signed by Shirley Barnett is attached as Exhibit B to this Warranty Deed.

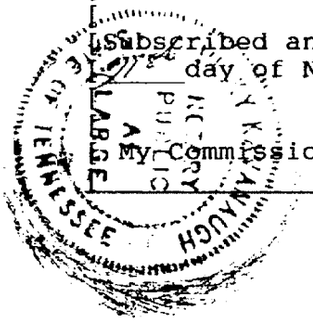
This conveyance is subject to taxes for the year 1995 and subsequent years, easements of record.

This is improved property commonly known as 2004 Old Baker Road, Goodlettsville, TN 37072.

14720

IDENTIFICATION REFERENCE

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $39,000.00.
[Herman A. Ruben
[Affiant
[Subscribed and sworn to before me this
[7th day of November, 1994.
[Notary Public
[My Commission Expires 2-21-95



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of November, 1994.

Shirley Barnett
SHIRLEY BARNETT

Thelma Pugh
THELMA PUGH

Owen McBroom
OWEN MCBROOM

Pauline Bise P.B
~~EARL MCBROOM~~ Pauline Bise

Kenneth McBroom
KENNETH MCBROOM

~~PAULINE BISE~~ Earl McBroom P.M.

Leanna L Sutton
LEANNA SUTTON

Patricia Clinard
PATRICIA CLINARD

Gilbert W. Adams
GILBERT ADAMS

Betty Whitehead
BETTY WHITEHEAD

Joyce Patterson
JOYCE PATTERSON

Charles McBroom
CHARLES MCBROOM

Nita Hedgecloth
NITA HEDGECLOTH

Robbie McBroom by Shirley Barnett attorney in fact
ROBBIE MCBROOM

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Barnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24, 1997

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Pugh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24 1997

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Owen McBroom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24 1997

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Earl McBroom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24 1998

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth McBroom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24 1998

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pauline Bise** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24 1997

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leanna Sutton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24, 1998

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Clinard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24, 1998

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gilbert Adams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: Jan 24, 1998

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Whitehead** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: 2-21-95

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce Patterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: 2-21-95

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles McBroom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: 2-21-95

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nita Hedgecloth** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: 3-21-95

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Barnett to me known to be the person who executed the foregoing instrument in behalf of Robbie McBroom acknoweldged that she executed the same as the free act and deed of said Robbie McBroom.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1994.

Notary Public

My Commission Expires: 3-21-95

EXHIBIT A

Land in the 20th Civil District of Davidson County, Tennessee, described as follows: Beginning at a stake in the center of Batts road where the line was between M. C. Freeman also known as M. A. Freeman and J. W. Baker, and crosses said road; thence with said road 56 degrees 30' East 136-1/4 feet to a stake; thence north 40 degrees 30' East 187 feet to a stake; thence north 48 degrees 30' west 161 feet to a stake in said Freeman and Baker line; thence with said line south 30 degrees 30' West 210 feet to the point of beginning, containing 2/3 of an acre. Included in the above, but excluded herefrom, is the following described property conveyed by Joseph Freeman and wife, to L.& N. R.R. Co., by deed of record in Book 278,page 210, Register's Office for said County: A tract or piece of land lying on each side of the center line the main tract of New Baker Hill line of the L & N R.R. Co., Henderson Division line in the 20th Civil District of said county, said tract or parcel of land beginning at the property line between the lands of said Joseph Freeman and wife and J. J. Luton, said property line being at construction station 909 plus 42; thence running in a northwesterly direction including all of said tracts of land lying on the easterly side and all on the westerly side of said center line of main tract lying east of a line 95 feet west from and parallel to adjoining said center line of main tract of new Baker line to the property line between the lands of said Joseph Freeman and wife and B. R. Smiley and wife, a distance of 154 feet and comprising an area of 42/100 of an acre.

TRACT #2: A tract of land lying west of the center line of main tract of the new Baker Hill line of the Henderson Division of said L & N R.R. situated in the 20th Civil District of Davidson County, described as follows; Beginnng at the center of the County Road at Baker's Station about 150 feet westerly at right angles from construction station 909 plus 06 of the New Baker's Hill line; thence south 42 degrees West 133 feet to a point 50 feet eastwardly at right angles from the present center line of main tract of the L & N R.R. and 115 feet northerly from the present Baker Hill Station depot of said R.R.; thence N. 44 degrees West 146 feet parallel to the present center line of said R.R.; thence north 30 degrees east 101 feet to center of the County Road; thence along the County Road South 57 degrees east 162 feet to the beginning, containing .46 acres. Being the same property conveyed to E. A. Mc Broom and daughter, Annie B. McBroom, by deed from Hazel Hampton McCoy, of record in Book 1373, page 172, said Register's Office.

TRACT #3: A certain tract or parcel of land in the 20th Civil District of Davidson County, Tennessee described as follows: Beginning at the southwest corner of Freeman's Garden fence and running west 45 feet to center of L & N R.R. tract; thence north with said R.R., 141 feet to a stake in said Railroad; thence east 48 feet to North east corner of said Feeman's garden fence; thence south with said garden fence 141 feet to the beginning, containing 720 square yards.

Being property also conveyed in the deed of record in Book 1373 page 172, above. The above represents our undivided interest in property deed to E. A. McBroom and daughter Annie B. McBroom, by deed from Hazel Hampton McCoy and husband Jack McCoy dated May 31st, 1946, of record as stated above.

Being the same property conveyed to E.A. McBroom and daughter, Annie B. McBroom by Warranty Deed of record in Book 1373, page 172, said Register's Office or Davidson County, Tennessee. Annie B. McBroom conveyed her interest in said property to E. A. McBroom and wife, Effie Lou McBroom by Warranty Deed of record in Book 1847, page 27, Register's Office for Davidson County, Tennessee. E. A. MCBroom died on January 17, 1976 and title vest Effie L. McBroom as the sole surviving tenant by the entirety. Effie L. McBroom May 6, 1994 and title has vested by operation of law in the following heirs: Shirley Barnett, Owen McBroom, Kenneth McBroom, Leanna Sutton, Gilbert Adams, Joyce Patterson, Nita Hedgecloth, Thelma Pugh, Pauline Bise, Earl McBroom, Patricia Clinard, Betty Whitehead, Charles McBroom and Robbie McBroom. An Affidavit of Heirship signed by Shirley Barnett is attached as Exhibit A to this Deed.

EXHIBIT B

BOOK 9538PG244

Prepared by:
Robert J. Notestine, III
Attorney At Law
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205

AFFIDAVIT OF HEIRSHIP

TAX BILL TO OWNER

MAP 006-000
PARCEL 031.00

New Owner:
Robert Eugene Bratcher
Wennonah Lee Bratcher
2004 Old Baker Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Re: 2004 Old Baker Road
Goodlettsville, TN 37072

I, Shirley Barnett, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. E. A. McBroom died on the 17th day of January, 1976.

2. Effie L. McBroom died on 6th day of May, 1994.

3. The estate of E.A. McBroom and wife, Effie L. McBroom solvent and that any and all debts and inheritance taxes, if any, against the estate of each have been paid or will be paid.

4. The only heirs or legally adopted by E. A. McBroom and wife, Effie L. McBroom from all marriages are:

Shirley Barnett
Thelma Pugh
Owen McBroom
Earl McBroom
Kenneth McBroom
Pauline Bise
Leanna Sutton
Patricia Clinard
Gilbert Adams
Betty Whitehead
Joyce Patterson
Charles McBroom
Nita Hedgecloth
Robbie McBroom

This affidavit is given as an inducement for Belle Meade Title and Escrow Company to insure the title to the above-described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Belle Meade Title and Escrow Company for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall wilfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false, or about which he/she does not have sufficient knowledge to justify his/her making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

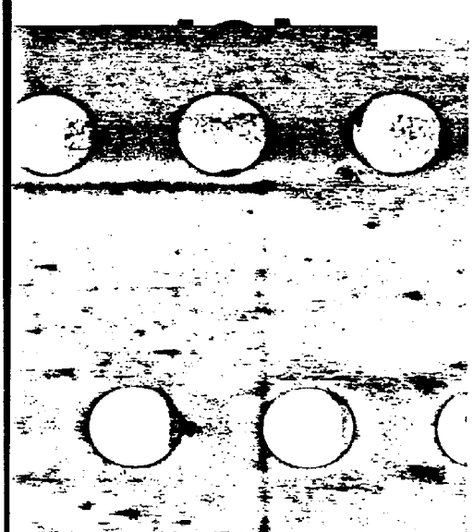
WITNESS my hand this 21st day of November, 1994.

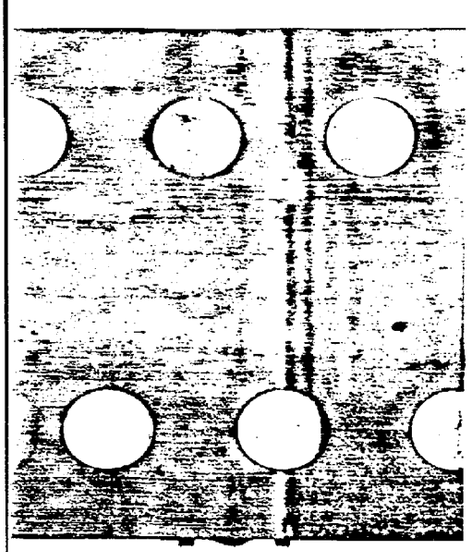
Shirley Barnett
Shirley Barnett

Sworn to and subscribed before me this 21st day of November, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-31-95





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

RECEIVED OF _____

FOR _____

BOOK 9538 PG 246

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	39000.00
CON TX	144.30
PRFEE	1.00
WDEED	40.00
TOTAL	185.30
CHECK	185.30

12-05-94 01 144.30 0001 0272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14720
IDENTIFICATION REFERENCE

94 DEC -5 PM 2:38

REGISTER
DAVIDSON COUNTY, TN.

No. 860275