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

BOOK 9610 PG 225

6936 03/03 0101 03CHECK 96.25

ADDRESS NEW OWNER:

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

MAP/PARCEL NUMBER:

MAP 71-15, PARCEL 444

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $22,500.00.

L. Hollis Bratcher
AFFIANT

Subscribed and sworn to me, this the 1 day of MARCH, 1995.

Denise C. Ellis
Notary Public
My commission expires: 5-11-96

39002
IDENTIF. & REFERENCE

95 MAR -3 AM 9:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE NOTARY PUBLIC LARGE

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 AND WIFE, RUBY 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 AND WIFE, 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 1224 STAINBACK AVENUE, NASHVILLE, TN.

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 MYSELF AND MY 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 1 day of MARCH, 1995.

Ralph H. Drake
RALPH H. DRAKE

Ruby A. Drake
RUBY 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 AND WIFE, RUBY A. DRAKE, 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 1 day of MARCH, 1995.

Vanessa C. Allen
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Being the north 45 feet, 4 inches of Lot No. 114 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, said Register's Office.

Said part of Lot No. 114 fronts 45 feet, 4 inches on the west side of Stainback Avenue and extends back between parallel lines 167 feet, more or less, to an alley.

Being the same property conveyed to Ralph H. Drake and wife, Ruby A. Drake, by Warranty Deed from Elizabeth S. Smith, unmarried, of record in Book 5259, page 451, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from the herein conveyance is the following tract of land, which tract was conveyed in fee simplme as a right-of-way to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Ralph H. Drake and wife, Ruby A. Drake, of record in Book 8332, page 699, Register's Office for Davidson County, Tennessee, to-wit:

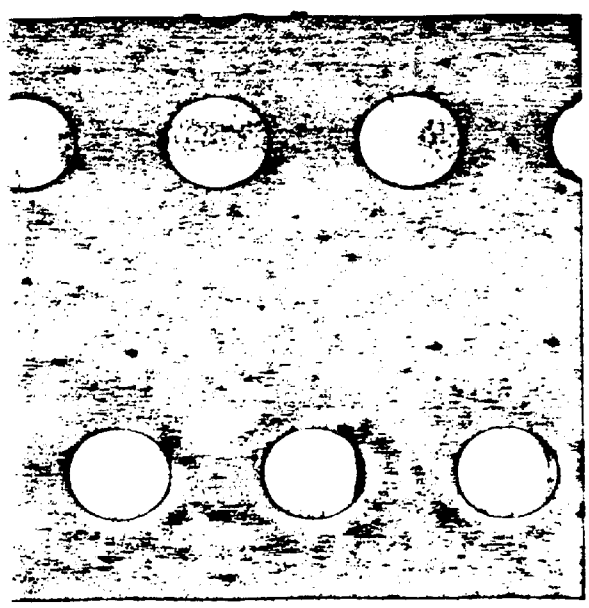
Beginning at a point on the north boundary of Parcel 444 of Map 71-15 anmd at approximate Station 22+60 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas AVenue S 84 deg. 05 min. 09 sec. E. 25.64 feet to a point on the right-of-way of Stainback Avenue; thence with the right-of-way S 07 deg. 21 min. 31 sec. W 25.64 feet to a point; thence with a curve to the left having a central angle of 91 deg. 26 min. 39 sec. and a radius of 25.00 feet, 39.60 feet along the curve to a point of beginning. Containing 142.21 square feet.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 57, page 152, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Easement by Deed to Metropolitan Government of Nashville and Davidson County, Tennessee, for Right of way, of record in Book 8332, page 690, said Register's Office.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

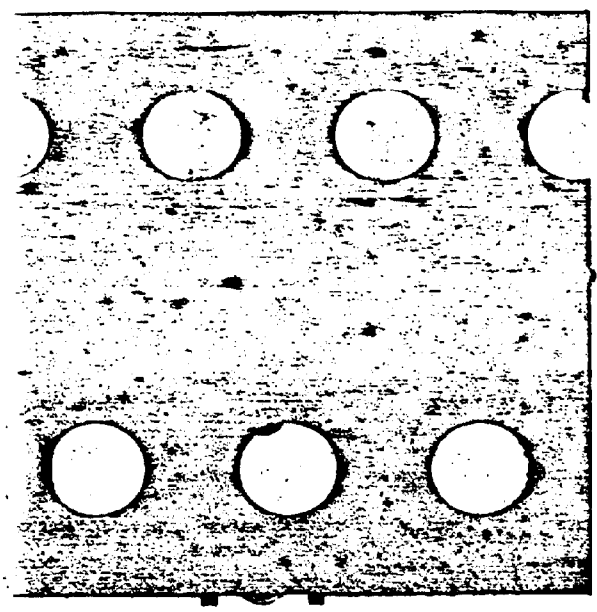
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 9610 PG 228

| | | |
|---|---|---|
| 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 | 22500.00 |
| CON TX | 83.25 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 96.25 |
| CHECK | 96.25 |

03/03/95 01 09:07 0001 6986

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

39002
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 9:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 886635