STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Brazier (NAME)	First Trust Mortgage Company (NAME)	MAP 44-5
109 Newell Avenue (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	PARCEL 149
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold M. Brackett, Sr. and wife, Ruth C. Brackett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin Brazier and wife, Patricia Brazier

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 Lot No. 45 and part of Lot No. 46 on the Map of Rayon City, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by John M. Sullivan, Civil Engineer, February 18, 1969, as follows:

BEGINNING at a point in the southeasterly margin of Newell Avenue, said point being the northeasterly corner of said Lot No. 45; thence south 66 degrees 49" west 146.4 feet to a point; thence south 30 degrees 33' west 56.7 feet; thence north 64 degrees 20' east 148.2 feet to the southwesterly margin of Newell Avenue; thence in a northerly direction with the southwesterly margin of Newell Avenue 50 feet to the point of beginning.

Being the same property conveyed to Harold M. Brackett, Sr. and wife, Ruth C. Brackett by deed from James Allen Hardy, Jr., and wife, Evelyn P. Hardy, of record in Book 4507, Page 965, Register's Office for said County.

19942

RECEIVED FOR RECORD
95 APR -5 PM 1:41
DAVIDSON COUNTY, TENN.

7939 04/05 0101 030-CHECK 249.50

unimproved ( )
This is improved (X) property, known as 109 Newell Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of March, 19 95

Harold M. Brackett, Sr.

Ruth C. Brackett

BOOK 9638 PG 428

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 Harold M. Brackett, Sr. and wife, Ruth C. Brackett

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of March, 19 95

Commission expires _____

Notary Public

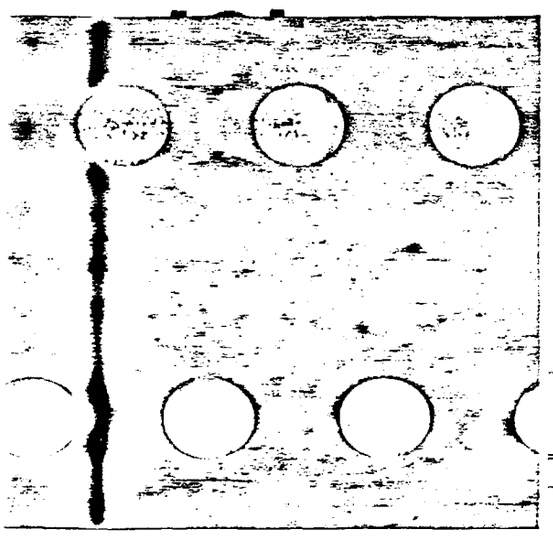
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9638 PG 429

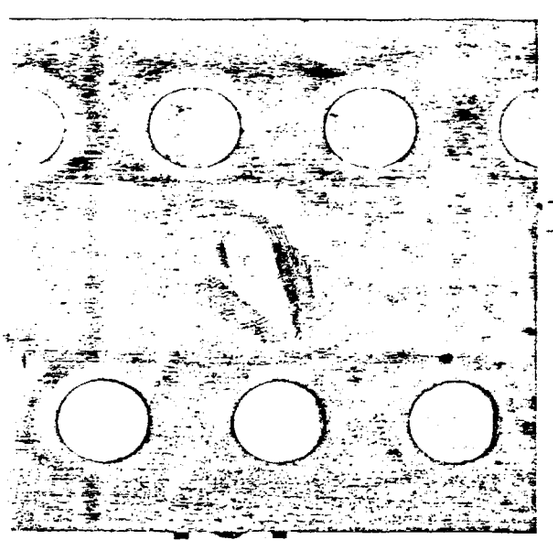
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
MDEED 8.00
TOTAL 249.50
CHECK 249.50

04/05/95 01 13:40 0001 7989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48942

IDENTIFICATION REFERENCE

95 APR -5 PM 1:41

DAVIDSON COUNTY, TN.

No. 897511