Ttheir Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9654PG159

ADDRESS NEW OWNER:
Steven L. Bratcher and Vicki C. Jones
2103 Lebanon Road
Nashville, Tennessee 37210

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 95-050
PARCEL 106
3DZ-03725

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, H. Houston Hagar, Executor, of the Estate of Jimmye E. Bryan, with full power to sell realty without Court Approval, by Will of record in Will Book 194, Page 730, Probate Court for Davidson County, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Steven L. Bratcher and Vicki C. Jones, as joint tenants with right of survivorship, both unmarried, 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 a small tract of land in the 3rd, formerly the 15th, and originally 2nd Civil District of said County, described as follows:
>
> BEGINNING at a point in the center of the Lebanon Turnpike at the northwest corner of ttheir lot, said point being also the northeast corner of a 14-acre tract conveyed to J. D. Beard by J. D. Justice and wife; thence with Beard's easterly line S46°E, 40 feet to a stake; thence N44-3/4°E, 100 feet to a stake; thence N46°E, 407 feet to a stake; thence N44-3/4°E, 100 feet to a stake; thence N46°W, 421-1/2 feet to a point in the center of said Lebanon Turnpike; thence with the center of the same, S34-1/2°W, 101-1/4 feet to the point of beginning.
>
> Being the same property conveyed to Jimmye E. Bryan, by deed from F. L. Melton and wife, Alma Sanders Sanders Melton of record in Book 1324, Page 203, Register's Office for Davidson County, Tennessee. The said Jimmye E. Bryan having since died, Probate #94P-1832.

Ttheir is the same description as in previous deed of record.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 7468, Page 611, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1995 have been pro-rated and assumed by Grantees(s).

This is improved property known as 2103 Lebanon Road, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven L. Bratcher and Vicki C. Jones their heirs and assigns, forever; and H. Houston Hagar, Executor of the Estate of Jimmye E. Bryan 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand the 21st day of April, 1995.

H. Houston Hager, Executor with full power to sell realty without Court approval

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me H. Houston Hager, Executor 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, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 21st day of April, 1995.

Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,200.00.

AFFIANT

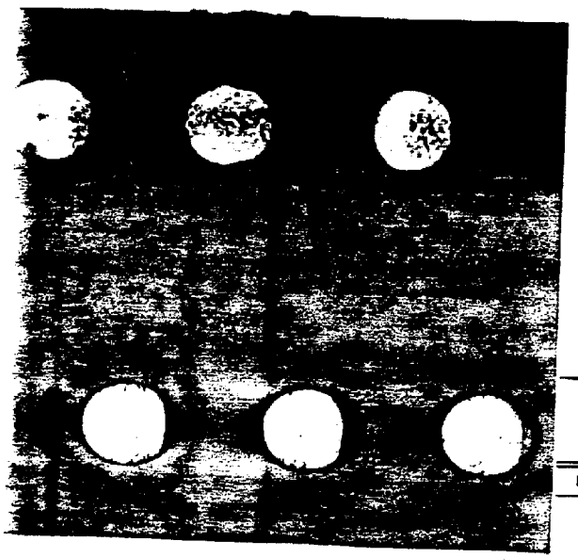
Subscribed and sworn to before me this 21st day of April, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

54685
IDENTIF. & REFERENCE

95 APR 25 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4314 04/25 0101 03CHECK 339.04



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

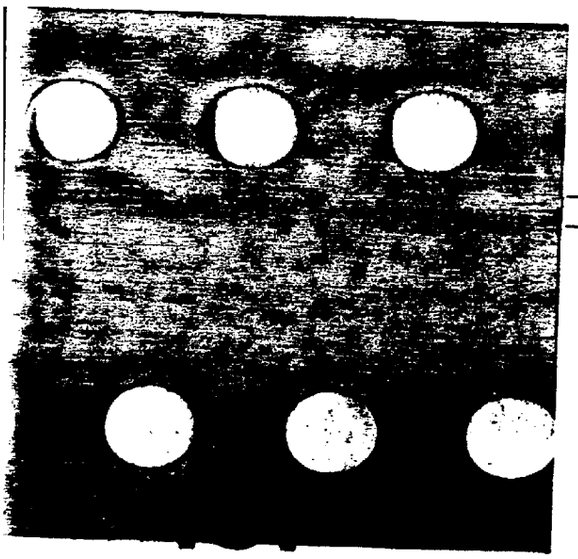
RECEIVED OF _____

FOR _____

BOOK 9654 PG 161

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	89200.00
			CON TX	330.04
			PRFEE	1.00
			WDEED	8.00
			TOTAL	339.04
			CHECK	339.04
04/25/95	01	13:30	0001	4314



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54685
IDENTIF. # REFERENCE

95 APR 25 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 903763