0071600

IDENTIF. + REFERENCE

mail

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

95 JUN 20 AM 9:42

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:

THOMAS R. WARREN AND WIFE,
JAMIE S. WARREN,
23 FERN AVENUE
NASHVILLE, TN

MAP/PARCEL NUMBER:

MAP 71-14, PARCEL 305

BOOK 9706 PG 569

SEND TAX BILLS TO:

% L. HOLLIS BRATCHER
3600 Whites Creek Pike
Nashville, TN 37207

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $21,190.00

Thomas Warren
AFFIANT
Subscribed and sworn to me, this the 16 day of JUNE, 1995.

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

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

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, L. HOLLIS BRATCHER AND WIFE, JUANITA BRATCHER, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS R. WARREN AND WIFE, JAMIE S. WARREN, 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 23 FERN 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 OURSELVES AND OUR 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 16 day of JUNE, 1995.

HB L. HOLLIS BRATCHER

JUANITA BRATCHER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. HOLLIS BRATCHER AND WIFE, JUANITA BRATCHER, the within named BARGAINOR, 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 16 day of JUNE, 1995.

notary public

My commission expires: 5-11-96

DENISE C. VALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

BEING the north part of Lot No. 37, Block "E" on the Plan of East View Subdivision, as of record in Book 547, page 64, R.O.D.C.

SAID part of said lot fronts 50 feet on the north side of Fern Avenue as to be relocated and runs back between parallel lines 194 feet to a dead line.

Being the same property conveyed to L. Hollis Bratcher and wife, Juanita Bratcher, by Quitclaim Deed from Ronald L. Golden and wife, Eunice Golden, of record in Book 7125, page 708, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

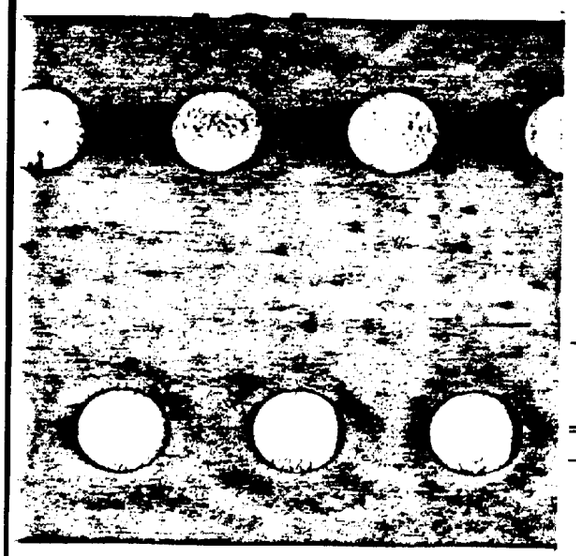
1. Real property taxes for 1995 and all future years.

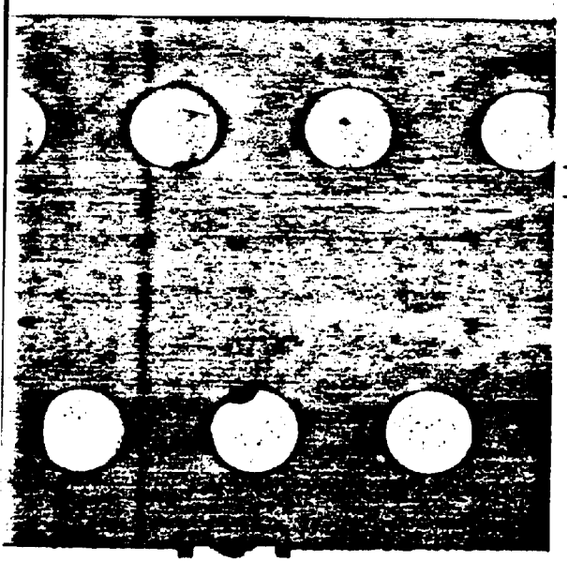
2. All matters set forth on the Plan of record in Book 547, page 64, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Slope Easement to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, of record in Book 3102, page 37, said Register's Office.

4. Deed of Trust from L. Hollis Bratcher and wife, Juanita Bratcher, and Ronald L. Golden and wife, Eunice Golden, to C. Edward Cooner, Trustee, of record in Book 6509, page 872, said Register's Office, to secure to W. Chester West and wife, Sondra June West the payment of one note dated March 1, 1985, in the original principal amount of $5,250.00, due and payable as set forth therein.

2946 06/20 0101 03CHECK 91.40





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

RECEIVED OF _____

FOR _____

BOOK 9706 PG 572

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	21190.00
			CON TX	78.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	91.40
			CHECK	91.40
06/20/95	01		09:44 0001	2946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071600
IDENTIF. ↑ REFERENCE

95 JUN 20 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922167