THIS INSTRUMENT PREPARED BY: 3324 07/21 0101 03CHECK 85.15
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO.

ADDRESS NEW OWNER:

DERRICK R. BRATTEN
5074 Rawlings Road
Joelton, TN 37080

MAP/PARCEL NUMBER:

MAP 21, PARCEL 160

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $19,500.00.

Derrick R Bratten
AFFIANT

Subscribed and sworn to me, this the 21st day of July, 1995.

John R. Bratten Jr.
Notary Public
My commission expires: MY COMMISSION EXPIRES NOV. 20, 1996

95 JUL 21 PM 2:28
REGISTER
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED
PICK-UP

IDENTIFICATION REFERENCE 0081091

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, I, TOVE N. RAWLINGS, A/K/A TOVE RAWLINGS, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DERRICK R. BRATTEN, hereinafter referred to as GRANTEE, HIS 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 unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever. I covenant that I AM 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.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

JAMES GRAVES, husband of Tove N. Rawlings, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to said property, marital or otherwise.

WITNESS OUR HANDS this 29 day of June, 1995.

Tove N. Rawlings
TOVE N. RAWLINGS

James Graves
JAMES GRAVES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOVE N. RAWLINGS AND HUSBAND, JAMES GRAVES, 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 29 day of June, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

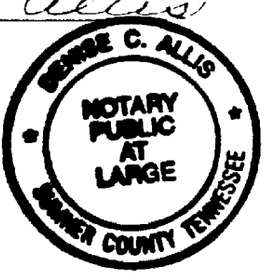


EXHIBIT 'A'

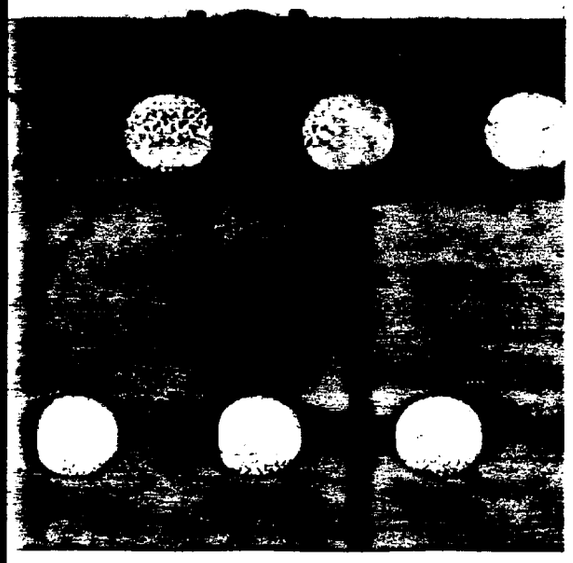
Tract of Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

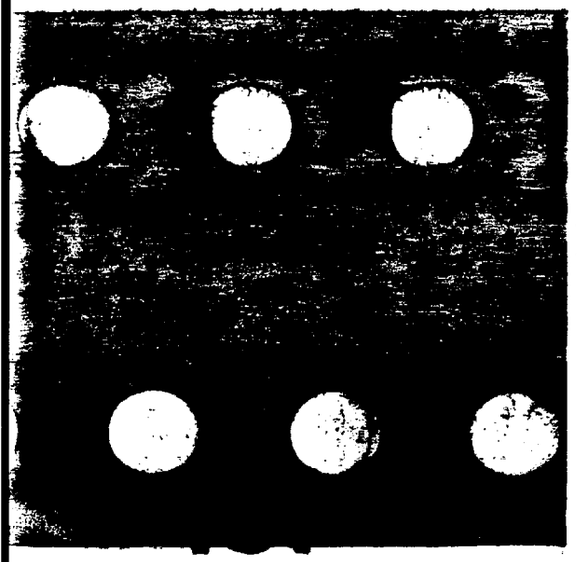
Beginning at an iron pin in the center of Bernard Road formerly Lang Road at the intersection of said road and highway 112; thence North 86 degrees, 30' west for a distance of 246 feet west with the center of North Bernard Road to an iron spike which is the point of beginning; thence South 12 degrees 10' east for a distance of 48 poles more or less running parallel with the easterly line; thence 87 degrees east for a distance of 90 feet in the center of Bernard Road to an iron spike the point of beginning.

Being the same property conveyed to Joseph W. Rawlings and wife, Tove Rawlings, by Deed of record from Leldon C. McNeese, of record in Book 4016, page 889, Register's Office for Davidson County, Tennessee, the said Joseph W. Rawlings having since died on 01-15-87, the property vested solely by operation of law in his widow, Tove Rawlings, the Grantor herein. Tove Rawlings subsequently married James Graves and he joins in this conveyance for the sole purpose of conveying any right, title or interest he may have in and to said property, marital or otherwise.

EXHIBIT 'B'

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





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

RECEIVED OF _____

FOR _____

BOOK 9737 PG 123

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 19500.00
CON TX 72.15
PRFEE 1.00
WDEED 12.00
TOTAL 85.15
CHECK 85.15

07/21/95 01 14:29 0001 3384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00810911
IDENTIF. ↑ REFERENCE

95 JUL 21 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 932469