Box #52

This Instrument Prepared By:
D. Jefferson Herring
Suite 200, The Pilcher Bldg.
144 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

BOOK 9765 PG 129

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL #:
April D. Bragg Eugene Bragg 1900 Richard Jones Road T-2 Nashville, TN 37215	First American National Bank First American Center Nashville, TN 37237	117-15A-178CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), and other good and valuable consideration, Violet M. Hampton, an unmarried person, has this day bargained and sold and does hereby transfer and convey unto April D. Bragg, unmarried, and Eugene Bragg and wife, Nelladean Bragg, the Grantees herein, as joint tenants with right of survivorship, their successors, heirs and assigns, the real estate described as follows:

> Parcel 178, being Unit T-2, in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1900 Richard Jones Road, Unit T-2, Nashville, Tennessee 37215.
>
> Being the same property conveyed unto E. H. Hampton, an unmarried man, by deed from Ervin M. Entrekin, Trustee, of record in Book 5324, Page 145, Register's Office for Davidson County, Tennessee. E. H. Hampton died and the said property passed to Violet M. Hampton under the will of E. H. Hampton, which will was admitted to probate by the Probate Court of Davidson County, Case No. 97020, Will Book 174, Page 345.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor does hereby covenant that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as disclosed on Exhibit A attached hereto and incorporated herein.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Witness the Grantor's hand this 16th day of August, 1995.

Violet M. Hampton
by First American Trust Company
Attorney-in-Fact for
Violet M. Hampton

By: Emmett Russell III
Emmett Russell III
~~Senior~~ Vice President

0090383
IDENTIF. ↑ REFERENCE

95 AUG 17 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 16th day of August, 1995, before me personally appeared Emmett Russell III, ~~Senior~~ Vice President ~~and Trust Officer of~~ First American Trust Company of Nashville, Tennessee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of First American Trust Company, the attorney-in-fact for Violet M. Hampton, and acknowledged that he executed the same as the free act and deed of Violet M. Hampton.

WITNESS my hand and seal, this 16th day of August, 1995.

Brenda R Lehman
NOTARY PUBLIC

My Commission Expires:
3/6/99

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $61,000.

Daphne D Barnes
Affiant

Subscribed and sworn to before me, this 16th day of August, 1995.

Brenda R Lehman
Notary Public

My Commission Expires:
3/6/99

EXHIBIT A

LIENS, ENCUMBRANCES AND RESTRICTIONS

1. Current year metropolitan property taxes which shall be prorated.

2. The premises is a condominium apartment established pursuant to the provisions of the Horizontal Property Act, Section 66-27-101, et seq., Tennessee Code Annotated, as amended, and is subject to the provisions of and requirements thereof; and is further subject to the bylaws for the administration thereof and to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Green Hills Terrace, of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee, and the bylaws appended thereto of record in Book 5302, page 745, said Register's Office.

3. Easement by M. C. Morris and Sidney Averbuch dedicated by instrument of record in Book 4320, page 896, said Register's Office, which is as follows: "do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area."

4. Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm drainage as of record in Book 3879, page 569, Register's Office for said County.

5. Current year dues for the Green Hills Terrace Homeowner's Association.

6. Deed of trust executed by Sidney Averbuch, et al, to Herschel Greer, Trustee, of record in Book 3951, page 546, said Register's Office, dated October 27, 1965, to secure to The Mutual Benefit Life Insurance Company, an indebtedness, in the amount of $1,130,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee. (see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

7. Deed of trust executed by Sidney Averbuch, et al. to Herschel Greer, Trustee, of record in Book 4046, page 777, said Register's Office, dated August 11, 1966, to secure to The Mutual Benefit Life Insurance Company, an indebtedness in the amount of $520,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee. (see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

8. Consolidation and modification agreement on the above deeds of trust, of record in Book 4048, page 737, Register's Office for Davidson County, Tennessee.

EXHIBIT A CONTINUED

9. Deed of trust executed by M. C. Morris and Sidney Averbuch, individually and d/b/a Green Hills Town House Apartments, dated February 17, 1978, filed in Book 4212, page 739, and corrected in Book 4218, page 120, both of record in the Register's Office for Davidson County, Tennessee to secure an indebtedness in the amount of $575,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee, together with an easement of record in Book 4317, page 162, said Register's Office. (see instrument for complete terms and conditions as well as possible rights and option of the mortgagee including respecting assumption of the debt secured thereby.) Assignment: Third National Bank in Nashville, Tennessee to United Mutual Savings Bank, New York, New York, dated March 12, 1969, filed for record April 10, 1969, in Book 4324, page 462, Register's Office for Davidson County, Tennessee.

10. Financing Statement of record in Book 4320, page 892, and in Book 4324, page 461, said Register's Office, and in Secretary of State under file no. GG2449, refiled in Book 4794, page 258, said Register's Office.

11. By instrument of record in Book 4212, page 744, the rents under the deed of trust in Book 4212, page 739, and corrected in Book 4218, page 120, said Register's Office, were assigned to Third National Bank of Nashville and further assigned by Third National Bank to United Mutual Savings Bank in Book 4324, page 464, said Register's Office.

12. Items 6 through 11 above may have been modified by a release of record in Book 8812, Page 632, said Register's Office, filed by the Federal Deposit Insurance Corporation as Receiver for American Savings Bank.

Exhibit B

ALIVE AND WELL AFFIDAVIT

BOOK 9765 PG 133

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, First American Trust Company of Nashville, Tennessee, who made oath as follows:

1. That by appointments dated May 24, 1994 , which are recorded in the Register's Office for Davidson County, Tennessee in Book 9431, page 473, First American Trust Company of Nashville, Tennessee was appointed as attorney-in-fact for Violet M. Hampton , ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 14th day of August, 1995.

FIRST AMERICAN TRUST COMPANY OF
NASHVILLE, TENNESSEE

By: Emmett Russell 3424 08/17 0101 03CHECK 246.70

Title: Vice President

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that First American Trust Company of Nashville, Tennessee whose name is signed to the foregoing writing bearing date of May 24, 1994 , has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 14th day of August, 1995.

Brenda R Lehman
Notary Public

My Commission Expires: 3/6/99

BRENDA R. LEHMAN NOTARY PUBLIC WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Emmett Russell III , who upon oath acknowledges themselves to be Vice President of First American Trust Company of Nashville, Tennessee, the within named bargainor, a corporation, and who executed the within instrument as an authorized agent of First American Trust Company of Nashville, Tennessee, for the purposes therein contained.

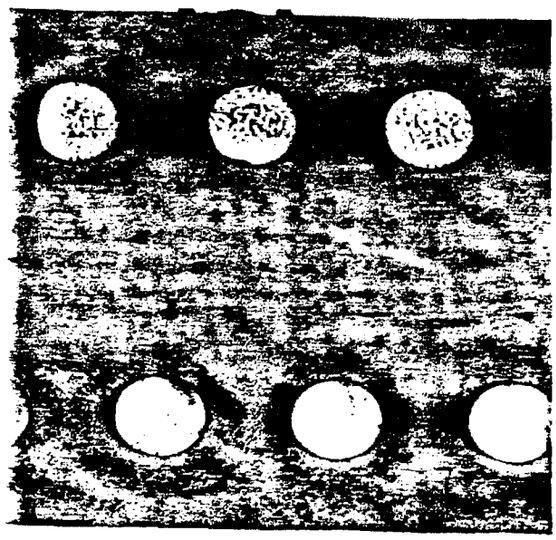
Witness my hand and official seal this 14th day of August, 1995.

Brenda R Lehman
Notary Public

My Commission Expires: 3/6/99

BRENDA R. LEHMAN NOTARY PUBLIC WILLIAMSON CO. TENN.

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



RECEIVED OF _____

FOR _____

BOOK 9765 PG 134

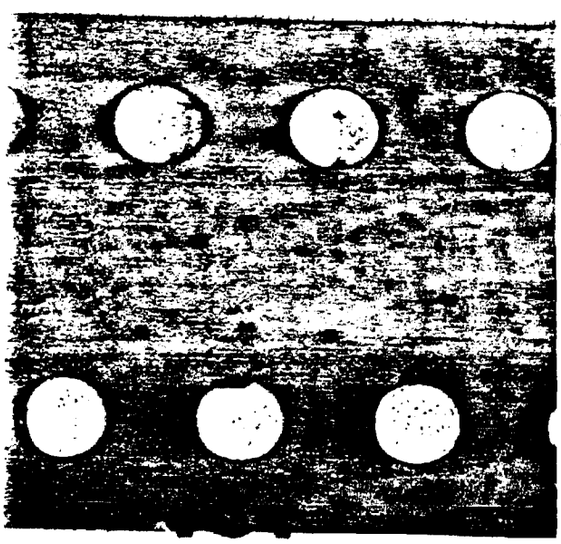
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	20.00
TOTAL	246.70
CHECK	246.70

08/17/95 01 10:00 0001 3424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0090383
IDENTIF. ↑ REFERENCE

95 AUG 17 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942398