0092467

IDENTIF. & REFERENCE

95 AUG 23 PM 1:38 Box 37 LL

REGISTER
DAVIDSON CO. TN.

PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

BOOK 9771 PG 427

Map No. 72-7
Parcel No. 214

LORETTA DENSON, ET ALS
TO
WILLIE EARL BRANHAM

WARRANTY DEED

For and in consideration of the sum of Fifty Thousand ($50,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, LORETTA DENSON, JUNE HASSELL, TERRA KEELING, NELSON RIDLEY, III, and FRANCES GRIFFIN, have bargained and sold, and by these presents do transfer and convey unto the said WILLIE EARL BRANHAM, his heirs and assigns, a certain tract or parcel of land in the ____ District of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Glenmeade Subdivision of record in Book 974, page 32, said Register's Office.

Said Lot No. 3 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 145.3 feet on the northerly line and 148.8 feet on the southerly line to a dead line measuring 50.1 feet thereon.

This is the same property which was conveyed to Nelson Ridley, Jr. and wife, Frances Virginia Ridley by deed of record in Book 3840, page 213, Register's Office of Davidson County, Tennessee. Nelson Ridley, Jr. died August 22, 1986. Frances Virginia Ridley died October 26, 1992, and this property passed to her children: Loretta Denson, June Hassell, Terra Keeling, Nelson Ridley, III,and

Frances Griffin.

1995 taxes will be prorated. 1996 and subsequent taxes will be the responsibility of the purchaser whose address is:

522 East Main
Nashville, TN 37074

The property herein conveyed is not the usual place of residence of any of the grantors except Frances Griffin and she is a single person.

Terra Keeling is signing this instrument as Attorney in Fact for Loretta Denson as per Power of Attorney dated August 9, 1995, of record in Book 9771, page 425, Register's Office of Davidson County, Tennessee.

Terra Keeling is signing this instrument as Attorney in Fact for June Hassell as per Power of Attorney dated August 8, 1995, of record in Book 9771, page 426, Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIE EARL BRANHAM, his heirs and assigns, forever.

And we do covenant with the said conveyee 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, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to said land to the said conveyee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 21 day of August, 19 95.

Loretta Denson by: Terra Keeling attorney in fact
LORETTA DENSON
By: TERRA KEELING,
ATTORNEY IN FACT

June Hassell by: Terra Keeling attorney in fact
JUNE HASSELL
By: TERRA KEELING,
ATTORNEY IN FACT

Terra Keeling
TERRA KEELING

Nelson Ridley III
NELSON RIDLEY, III

Frances Griffin
FRANCES GRIFFIN

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 TERRA KEELING, NELSON RIDLEY, III, and FRANCES GRIFFIN, the bargainors, 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 Nashville, Tennessee, this 21 day of August, 1995.

Anne Kemp
NOTARY PUBLIC

My commission expires: 1-27-97

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 TERRA KEELING, as Attorney in Fact for LORETTA DENSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 21 day of August, 1995.

Anne Kemp
NOTARY PUBLIC

My commission expires: 1-27-97

BOOK 9771 PG 431

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 TERRA KEELING, as Attorney in Fact for JUNE HASSELL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Haysville, Tennessee, this 21 day of August, 1995.

Anne Keeling
NOTARY PUBLIC

My commission expires: 1-27-97

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

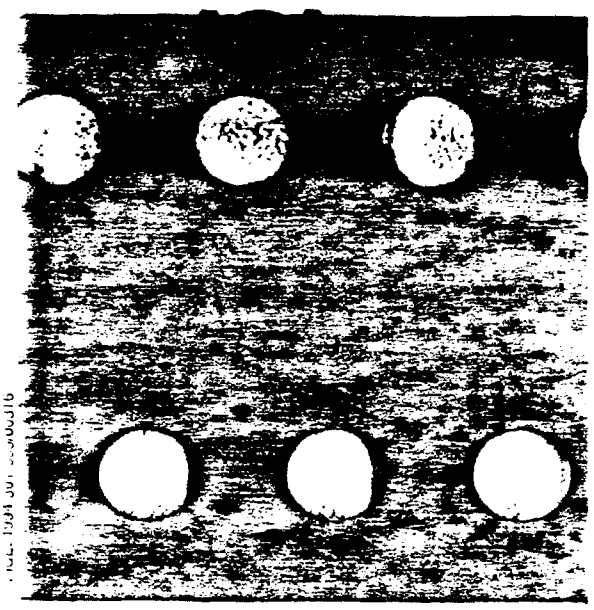
Willie E Bates
AFFIANT

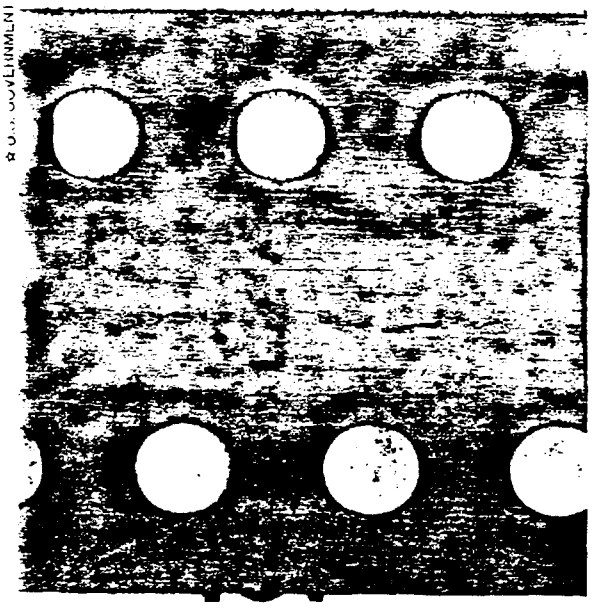
Subscribed and sworn to before me this the 21 day of August, 1995.

Anne Keeling
~~REGISTER~~ OR NOTARY PUBLIC

My commission expires: 1-27-97

STATE TAX 0.00 CLERK'S FEE 10.00 RECORDING 10.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9771 PG 432

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	50000.00
CON TX	185.00
PRFEE	1.00
TDEED	20.00
TOTAL	206.00
CHECK	206.00

08/23/95 01 13:38 0001 5728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00092467
IDENTIF. ↑ REFERENCE

95 AUG 23 PM 1:3

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 944674