STATE OF TENNESSEE
COUNTY OF Davidson 5053-M
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ $68,000.00

Ronald G. Bracey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 95.

Mark A. Ellmore, Jr.
Notary Public

MY COMMISSION EXPIRES 1/20/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Bracey	Pacific Southwest Bank	119-11-51
(NAME)	(NAME)	
2710 Mashburn Road	4144 N. Central Expwy. Ste. 160	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37210	Dallas, Texas 75204	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Emma J. Simmons, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald G. Bracey, 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 Lot No. 28 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 28 fronts 72 feet on the west side of Mashburn Road and runs back between parallel liens 177.5 feet to a dead line.

BEING the same property conveyed to John E. Simmons and wife, Emma J. Simmons, by deed from Sterling Homes, Inc., a Tennessee Corporation, filed of record in Book 1881, page 547, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The said John E. Simmons having since deceased.

This is improved property known as 2710 Mashburn Road, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness her hand this 20th day of September, 19 95.

Emma J. Simmons
Emma J. Simmons

5053-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Emma J. Simmons, unmarried 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 19 Tennessee, this 20th day of September, 19 95.

My commission expires 1/20/99

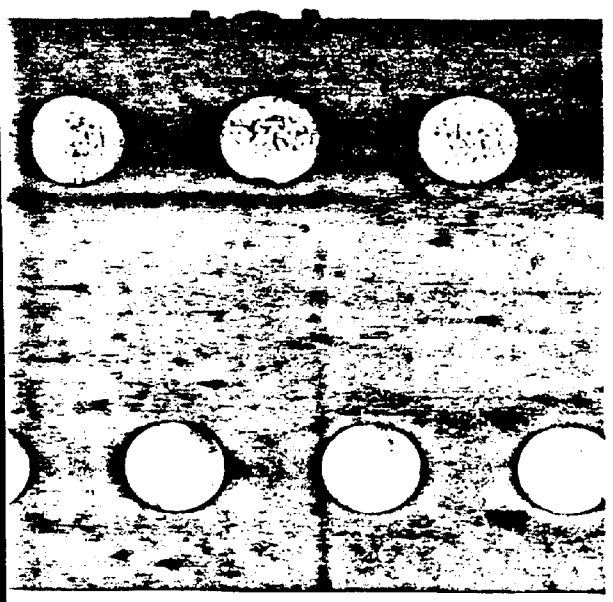
Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0106550
IDENTIF. # REFERENCE

95 SEP 29 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0762 09/29 0101 03CHECK 260-60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

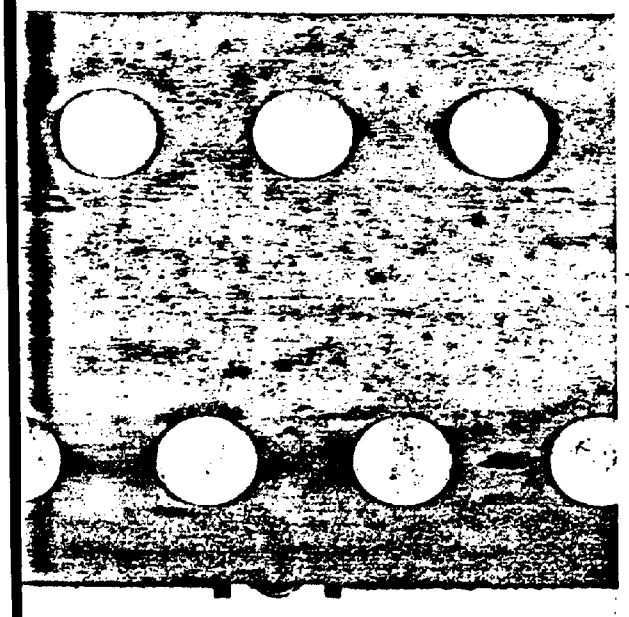
RECEIVED OF _____

FOR _____

BOOK 9811 PG 41

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

09/29/95 01 14:27 0001 0762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106550
IDENTIF. ← REFERENCE

95 SEP 29 PM 2:27

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN.

No. 959563