WARRANTY DEED

BOOK 10161 PG 245

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 4/25/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrett C. Branson (NAME)	Wilson Bank & Trust (NAME)	MAP 75-7
4436 Baton Rouge Drive (ADDRESS)	623 W. Main Street (ADDRESS)	PARCEL 81
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Lebanon, TN 37088 (CITY) (STATE) (ZIP)	

FOR AND 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, Bessie S. Bain, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarrett C. Branson and wife, Chun C. Branson

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. 179, Baton Rouge Drive, on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County, to which plan reference is here made for description.

BEING the same property conveyed to Norman E. Bain, Sr. and wife, Bessie S.Bain Norman E. Bain, Sr. now being deceased, by deed from Tucker L. Haynes, unmarried of record in Book 4293, Page 850, Register's Office for Davidson County, Tennessee. The said Norman E. Bain since died intestate.

Carol Gammill executed this instrument on behalf of Bessie S. Bain pursuant to a Power of Attorney which is being placed of record concurrently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4228, Page 457, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 4175, Page 12, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4436 Baton Rouge Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of August 19 96

Bessie S. Bain
By: Carol Gammill
Carol Gammill, Attorney-in-fact

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the 9 day of August 19 96 .

My commission expires 3-16-99

C. Burton English
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~XXXXXX~~ Bedford

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carol Gammill as attorney-in-fact,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged the he/she is the attorney-in-fact of the make, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instument on behalf of the maker.

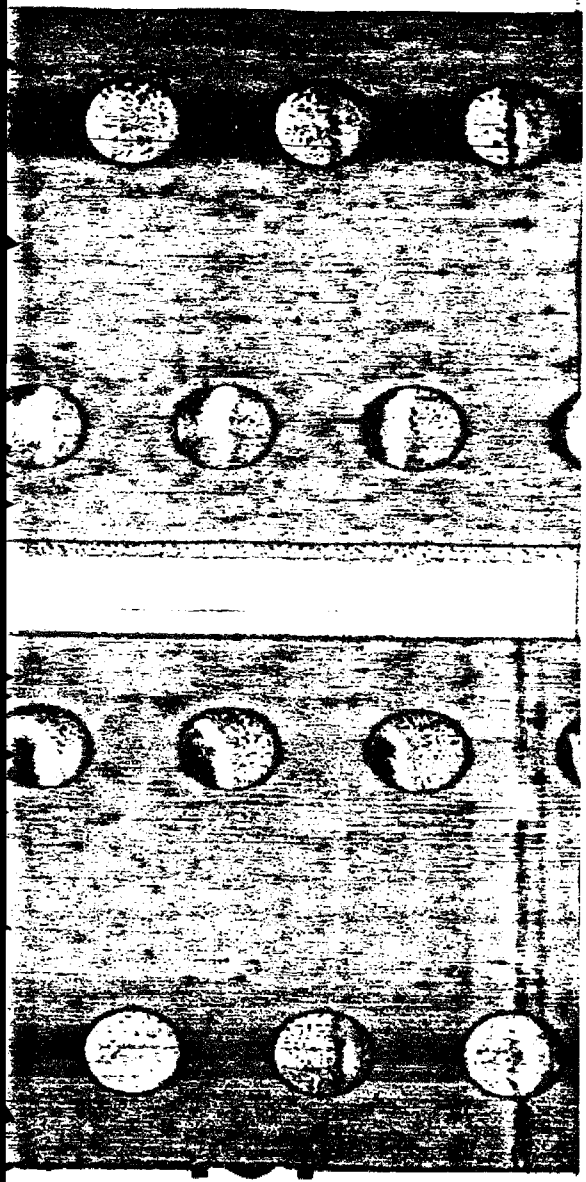
Witness my hand and official seal at ~~XXXXXXXXX~~ Shelbyville, Tennessee, this the 9th day of August, 1996.

C. Burton English

Notary Public
My Commission Expires: 3-16-99

* for Bessie S. Bain

MAIL ENV.



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

RECEIVED OF _____ BOOK 10161 PG 247

FOR _____

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 82000.00
				CON TX 303.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 312.40
				CHECK 312.40
08/20/96	01			10:05 0001 8732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

216120

IF. & REFERENCE

G 20 AM 10:01

WILSON II REGISTER
DSON COUNTY, TN.