WARRANTY DEED

46

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10333 PG 373

THIS INDENTURE, made and entered into as of the **25th** day of **January, 1997** by and between

CAROLYN J. COKER and C. ALLEN COKER, WIFE AND HUSBAND ,

hereinafter referred to as Grantor, and

RICHARD CARROLL BRATCHER JR and STEPHANIE L. BRATCHER, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 2 OF COKER SUBDIVISION AS OF RECORD IN PLAT BOOK 8250, PAGE 506, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN J. COKER AND HUSBAND, C. ALLEN COKER BY DEED FROM BOBBY D. GAMBLE AND WIFE, TERRI J. GAMBLE OF RECORD IN BOOK 9333, PAGE 421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

97 JAN 30 PM 12:51
DAVIDSON COUNTY, TN.

0268303
IDENTIFICATION REFERENCE

CAROLYN J. COKER

C. ALLEN COKER

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CAROLYN J. COKER and C. ALLEN COKER, WIFE AND HUSBAND** , the within named 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, at office, this **25th** day of **January, 1997**.

EDDY LOVE Notary Public

EDDY LOVE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expiration: 3/25/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

BOOK 10333 PG 374

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$27,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Bombardieri

Affiant DAVID BOMBARDIERI

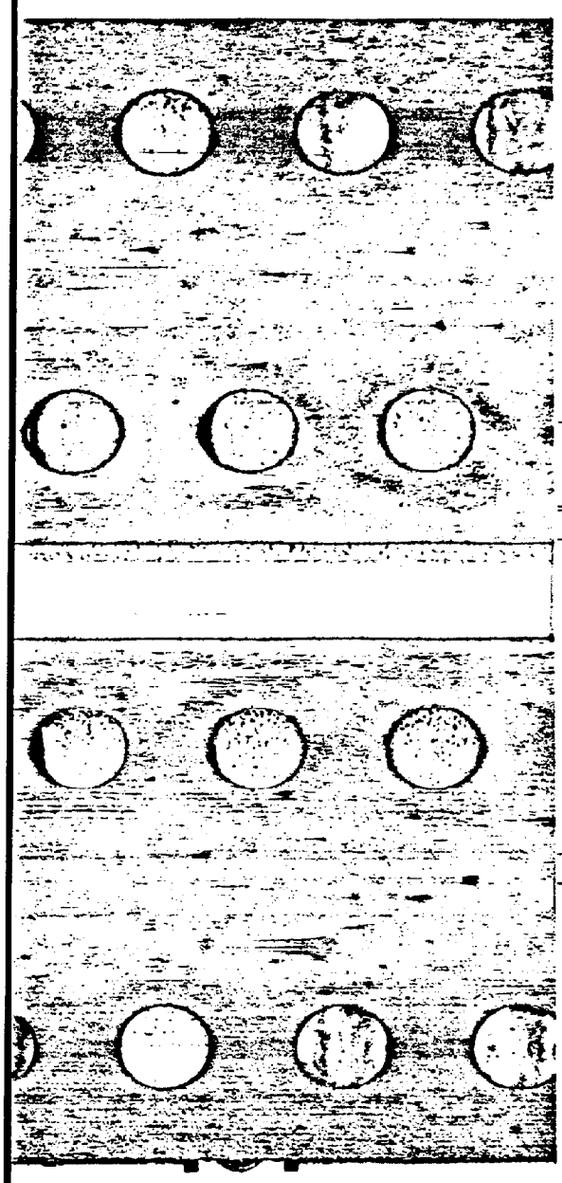
Subscribed and sworn to before me this **25th** day of **January, 1997.**

Notary Public EDDY LOWE

Commission Expiration: 3/25/99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	RICHARD CARROLL BRATCHER JR STEPHANIE L. BRATCHER LOT #2 PAWNEE TRAIL MADISON, TN 37115	LOT #2 PAWNEE TRAIL MADISON, TN 37115 MAP PARCEL NUMBER 63-223

9281 01/30 0101 03CHECK 108.90



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

RECEIVED OF _____

FOR _____

BOOK 10333 PG 375

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	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
TOTAL	108.90
CHECK	108.90

01/30/97 01 12:53 0001 9281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268303
IDENTIF. & REFERENCE

97 JAN 30 P1:12:51
REGISTER
DAVIDSON COUNTY, TN.

No. 1111742