BOOK 10440 PG 517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF MAY 1997.

Deputy Register

THIS INSTRUMENT PREPARED BY CLAUDIA C. BONNYMAN, CLERK AND MASTER CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, 2 METRO COURT HOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 22nd day of April, 1997, between CLAUDIA C. BONNYMAN, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and FELLER BROWN REALTY AND AUCTION CO., INC., party of the second part.

WITNESSETH, that by a decree of Chancery Court, in the cause of Mary Lillian Drake, individually, and as Executor of the Estate of Charles Edward Drake, deceased, Plaintiff, and Betty Joyce Haynes and Michael Wayne Drake, Defendants, Case No. 96-704-III, and entered on page 234 of Minute Book 98, the Clerk and Master did on the 19th Day of December, 1996, sell at public auction the real estate hereinafter described to the said FELLER BROWN REALTY AND AUCTION CO., INC. for Forty-one Thousand One Hundred ($41,100.00) Dollars, as appears from the report of the Clerk and Master entered on page 106 of Minute Book 100, and the consideration having been paid as required by the decree of the Court confirming said report,

NOW, THEREFORE, in order to carry into effect the sale, in pursuance of the Court decree, CLAUDIA C. BONNYMAN, as such Clerk and Master, does hereby transfer and convey to FELLER BROWN REALTY AND AUCTION CO., INC. and to their successors and assigns forever, the tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

> Being Lot No. 115, Section C, Village of Old Hickory, as shown on the Plan recorded July 16, 1948, in Book 1424, Page 66, Register's Office of Davidson County, Tennessee, fronting 57 feet on Elliston Street, containing 0.08 acres, more or less.
>
> Being the same property conveyed to Hance G. Drake and wife, Sarah A. Drake by deed from E.I. DuPont DeNemours and Company of record in Book 1728, Page 394, the said Hance G. Drake having predeceased Sarah A. Drake and the said Sarah A. Drake having since died. The Will of Sarah A. Drake of record in Will Book 199, Page 257, Davidson County Probate Clerk's Office devised the subject property to Charles Edward Drake, Betty Joyce Hanes and Michael Wayne Drake. Charles Edward Drake has since died and his Will of record in Will Book A8, Page 318, Wilson County Probate Court Clerk's Office devised his interest in the subject property to Mary Lillian Drake.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to FELLER BROWN REALTY AND AUCTION CO., INC. and to their successors and assigns forever, subject to the provisions hereinafter set out.

Facts which would be disclosed by a comprehensive survey of the premises herein described.

Rights or claims of parties in possession.

Mechanics', contractors, or materialmen's liens and lien claims, if any, where no notice thereof appears of record.

Any change in title occurring subsequent to July 17, 1996, at 8:00 a.m.

General or special taxes and assessments required to be paid in the year 1997 and subsequent years.

Matters shown on the Plan of record in Plat Book 1424, Page 66, Register's Office of Davidson County, Tennessee.

Easements reserved in Deed Book 1728, Page 394, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Claudia C. Bonnyman, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Claudia C. Bonnyman
CLERK AND MASTER

STATE OF TENNESSEE)

6597 05/02 0101 03CHECK 161.07

COUNTY OF DAVIDSON)

Personally appeared before me, Jana Herrera, a Notary Public in and for the said County and State, the within named Claudia C. Bonnyman, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 1997.

Jana Herrera
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires January 29, 2000

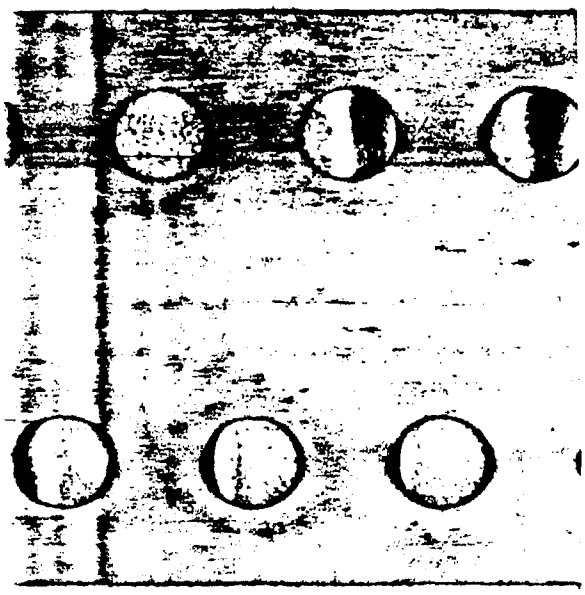
0300885

IDENTIFICATION

97 MAY -2 PM 3:

DAVIDSON COUNTY, TN

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

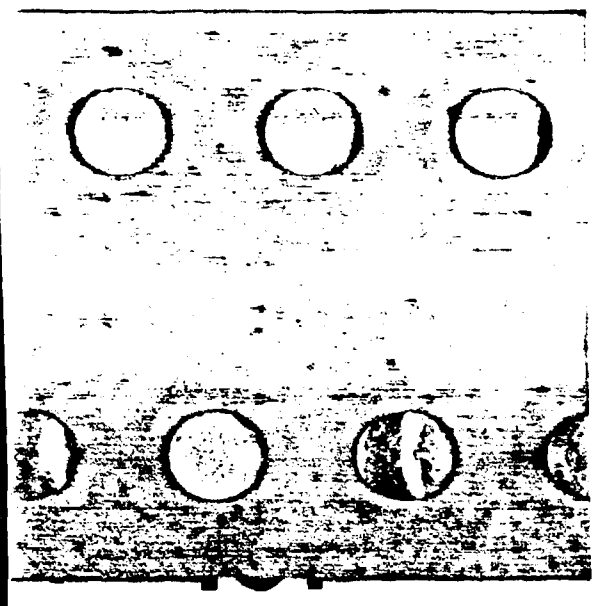
RECEIVED OF _____

FOR _____

BOOK 10440 PG 519

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 41100.00
CON TX 152.07
PRFEE 1.00
WDEED 8.00
TOTAL 161.07
CHECK 161.07

05/02/97 01 15:41 0001 6597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300885
Identity Reference

97 MAY -2 PM 3:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1146675