THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10453 PG 123

OUR FILE NUMBER: R-6190

MAP/GROUP/PARCEL
083-13-0/383.00

NEW OWNER'S NAME AND ADDRESS:
Lawrence Brace
1515 Russell Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner
6651 Percy River Road N.
Bon Aqua, TN 37025

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Ruby A. Weaver and husband, Allen O. Weaver, hereinafter called Grantors, do hereby transfer and convey unto Lawrence Brace, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, State of Tennessee,described as follows, to wit:

BEING Lot No. 59 on the Plan of Lindsley Home Place, of record in Plat Book 2, Page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The subject property is improved property commonly known as 1515 Russell Street, Nashville, Tennessee.

BEING the same property conveyed to Ruby A. Weaver herein by deed of record in Book 9243, Page 488, Register's Office for Davidson County, Tennessee.

Allen O. Weaver, husband of Ruby A. Weaver, joins in the conveyance of this property for the purposes of conveying any interest, marital or otherwise, which he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ruby A. Weaver
Ruby A. Weaver

Allen O. Weaver
Allen O. Weaver

97 MAY 14 AM 8:18
DAVIDSON COUNTY, TN.

0304594
IDENTIF. & REFERENCE

BOOK 10453 PG 124

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ruby A. Weaver and husband, Allen O. Weaver, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $54,000.00.

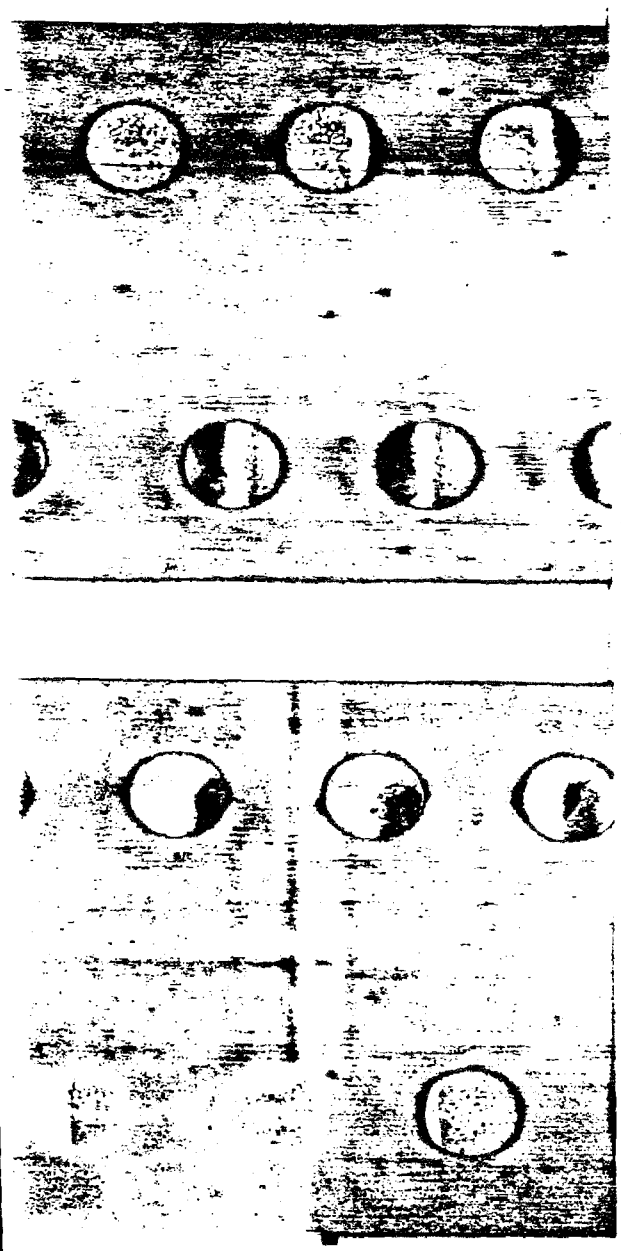
AFFIANT

Sworn to and subscribed before me, this the 13th day of May, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

0e91 05/14 0101 03CHECK 20.0



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

RECEIVED OF _____

FOR _____

BOOK 10453 PG 125

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

05/14/97 01 08:21 0001 0691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304594
IDENTIF. ↑ REFERENCE

97 MAY 14 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1150719