Prepared by: Robert L. Ballow, Attorney
733 Stahlman Building
Nashville, Tennessee 37201

BOOK 4569 PAGE 326

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
W. David Hankins et ux	Same	75-9
(NAME)	(NAME)	Par 233
296 Bonnaspring Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $15,900.00 to Murphree Mortgage Company, secured by a deed of trust to Raymond L. Davis, Trustee, of record in Book 4050, page 431, Register's Office for Davidson County, Tennessee.

We, William F. Mann and wife, Sarah Nell Mann,

have this day bargained and sold, and do hereby transfer and convey unto the said

W. David Hankins and wife, Ellen C. Hankins, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1097, on the plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for said County.

Said Lot No. 1097 fronts 86.15 feet on the westerly margin of Bonnaspring Drive and runs back between lines measuring 142.73 feet on the northerly line and 120.67 feet on the southerly line to a dead line in the rear measuring 78.05 feet thereon.

Being the same property conveyed to William F. Mann and wife, Sarah Nell Mann, by deed from Ronnie P. Horner and wife, of record in Book 4467, page 382, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,700.00

Subscribed and sworn to before me, this the 10th day of January 1972

Affiant: W. David Hankins

My commission expires: 4/29/75 (Affix Seal)

Notary Public: Barbara Ann Wheeler

This is improved (X) unimproved property, known as 296 Bonnaspring Drive, Hermitage, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

W. David Hankins and wife, Ellen C. Hankins, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for above-mentioned deed of trust.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 8th & 10th day of January, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sarah Nell Mann
William F Mann

W. David Hankins
x Ellen C. Hankins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara Ann Wheeler, a Notary Public in and for said County and State, William F. Mann and wife, Sarah Nell Mann, and W. David Hankins

the within named bargainorS., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee.
this 27th day of January, 19 72.

Barbara Ann Wheeler Notary Public

Commission expires 4/28/75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the JAN 17 '72 CONV 19,700.00 the within named bargainor, a corporation, and that .....he as such A* 51.22 being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self, as JAN 17 '72 RECTAX ..... JAN 17 '72 RECFEE ..... A* 50 ..... WDEED ..... A* 4.00 * 55.72

Witness my hand and seal, at office in .....
this .....day of ....., 19.....

.....Notary Public

Commission expires .....

STATE OF Ohio
COUNTY OF Hamilton

Before me, James L Bonhaus Jr, a Notary Public in and for said County and State, Ellen C. Hankins, the within named 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 official seal at 9892 Arborwood Cente 45239
this 21st day of January, 1972.

James L Bonhaus Jr
Notary Public

James L. Bonhaus, Jr.
Notary Public, Hamilton County, Ohio
My Commission Expires Sept. 15, 1972

My commission expires

WARRANTY DEED
FROM
WILLIAM F. MANN ET UX
TO
W. DAVID HANKINS ET UX

B 4 5 1 0 1

IDENTIF. REFERENCE

JAN 17 9 52 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE