This instrument prepared by: Ronald B. Buchanan, Attorney at Law,
223 Madison St., Madison, TN 37115

WARRANTY DEED

BOOK 4949 PAGE 371

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES HANNAH, ET UX	SAME	63-2 PAR. 88
(NAME) 1448 Ocoee Trail	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

ROBERT L. HANSON AND WIFE, OLIVE HANSON

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

JAMES HANNAH AND WIFE, ALICE IRENE HANNAH,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lots No. 161 and the southeasterly one-half of Lot No. 160 on the Map of Nawakwa Hills, Powwow Addition, Section No. 5, as of record in Book 974, page 26, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said Lot No. 160 is divided in half an equal distance between the parallel property lines of Lot No. 159 and Lot No. 161 and the southeasterly half is conveyed herewith.

BEING part of the same property conveyed to Robert L. Hanson and wife, Olive Hanson, by deed of record in Book 2904, page 151, Register's Office for Davidson County, Tennessee.

Grantors further convey unto grantees an easement for repair or replacement of existing water line crossing adjoining property belonging to grantors which is of record in Book 4213, page 873, Register's Office for Davidson County, Tennessee, provided such repair or replacement is completed within ten (10) days from date construction begins and ground is restored to as near original condition as possible. This easement shall exist until such time as public water lines shall be installed on Ocoee Trail, whereupon this easement shall terminate and grantees shall secure water service from said public water line.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,934.43

Subscribed and sworn to before me, this the 8th day of Sept 19 75

Affiant James Hannah

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Eastep

This is unimproved ( ) improved (X) property, known as ..... (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 grantees, 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 as appears of record.

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 day of September, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L Hanson

Olive A Hanson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ROBERT L. HANSON AND WIFE, OLIVE HANSON

*the within named bargainor*S, *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* 8th *day of* Sept., 19 75

Mary Enas
Notary Public

Commission expires 4/25/76

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* ..... *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

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

.....*Notary Public*

Commission expires .....

PLEASE RETURN TO
[illegible] TITLE INS. CO.
[illegible] TRUST BLDG. 22028

WARRANTY DEED

FROM
ROBERT L. HANSON, ET UX

TO
JAMES HANNAH, ET UX

D 14845

IDENTIF. REFERENCE

SEP 9 2 10 PM '75

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

SEP-9 75	CONV	*4,934.43			
SEP-9 75	S'TAX		A*	12.74	
SEP-9 75	PR'FEE		A*	.50	
SEP-9 75	W'DEED		A*	4.00	* 17.24