This instrument prepared by:
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5065 PAGE 325

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs Charles D. Hankins (NAME)	Guaranty Mortgage Company Division (NAME)	33-16 76
1224 Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	10th Floor, First American Center (STREET ADDRESS)	Field Book No.
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	11D-35749

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CHEROKEE MORTGAGE CORPORATION, a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto XXXXXX CHARLES D. HANKINS and wife, GEORGIA L. HANKINS, their *(successors), heirs and assigns,*

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

Being Lot No. 57 on the Plan of Primrose Meadows, Section 1, as of record in Book 4675, page 18, Register's Office for said County, to which plan reference is here made for a more complete description.

Being part of the property conveyed to Cherokee Mortgage Corporation, by deed from Jones Homes, Inc., a Tennessee corporation, as of record in Book 4960, page 697, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4737, page 801, as amended in Book 5039, page 484, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 42,000.00
Subscribed and sworn to before me, this the 1st day of September 19 76
Affiant [signature]
[signature]
Notary Public
My commission expires: May 30, 1979 (Affix Seal)

STATE OF TENNESSEE

This Unimproved ( ) Improved (XX) property, known as 1224 Graycroft Avenue, Madison, Tennessee 37115
(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 Charles D. Hankins and wife, Georgia L. Hankins, their *(successors), heirs and assigns forever.* It *covenants that* it is *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 1976 Taxes, which have been prorated and assumed by the Buyers.

It *further covenants and binds* itself, its, successors *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles D. Hankins and wife, Georgia L. Hankins, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 1st *day of* September, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHEROKEE MORTGAGE CORPORATION
BY: [signature]
Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

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

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Helen D. Scott *, a Notary Public of the State and County aforesaid, personally appeared* Ralph Jones, Jr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Cherokee Mortgage Corporation *the within named bargainor, a corporation, and that* he *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President

Witness my hand and seal, at office in Nashville, Tennessee *this* 1st *day of* September *, 19*76

Helen D. Scott *Notary Public*

Commission expires May 30, 1979

HELEN D. SCOTT NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

WARRANTY DEED

FROM

CHEROKEE MORTGAGE CORPORATION

TO

CHARLES D. HANKINS and wife

D 6 6 4 1 9

CROSS REFERENCE

SEP 3 11 57 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

SEP-3-76	CONV	42,000.00			
SEP-3-76	S'TAX		B*	109.20	
SEP-3-76	PR'FEE		B*	.50	
SEP-3-76	W'DEED		B*	4.00	* 113.70

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

File: George E. Mudter, Jr., Atty.