THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TN 37076

From Information Furnished by Others.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOHN L. HANSEN ET UX (NAME)	Fidelity Federal S & L Association (NAME)	
416 Bonnawood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	MAP 74-12
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	PARCEL 18

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WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Fidelity Federal Savings and Loan Association as recorded in the Register's Office for Davidson County, Tennessee, we EDWARD P. GALLAGHER and wife, MARGUERITE J. GALLAGHER, herein referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN L. HANSEN and wife, CATHERINE M. HANSEN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 615 on the Plan of Hermitage Hills, Section VI, as of record in Book 3300, Page 10, Register's Office for said County.

Said Lot fronts 88 feet on the north side of Bonnawood Drive and runs back 152 feet on the westerly line and 159.15 feet on the easterly line to a dead line in the rear on which it measures 56 feet.

Being the same property conveyed to Edward P. Gallagher and wife, Marguerite J. Gallagher by deed from John E. Schrader and wife, Gertrude H. Schrader as of record in Book 4666, Page 657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any existing restrictions and/or easements of record.

Covenants between the parties, but not running with the land are as follows: (1) Grantors escrow deposits to be transferred to Grantees at no additional cost; (2) Possession to be given no later than November 15, 1978; Grantors to pay rent based upon the monthly mortgage payment, or pro-rata portion thereof, from November 1, 1978.

unimproved ( )
This is improved (X) property, known as 416 Bonnawood Drive (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of November, 19 78.

EDWARD P. GALLAGHER: Edward P. Gallagher

MARGUERITE J. GALLAGHER: Marguerite J. Gallagher

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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, the within named Edward P. Gallagher and wife, Marguerite J. Gallagher

the 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 Hermitage, Tennessee, this 2nd day of November, 19 78.

My commission expires 5-10-81 Notary Public

L. GRESSETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,905.21 This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of November, 19 78.

My commission expires 5-10-81 Notary Public

L. GRESSETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address

NOV-3 CONV 33,905.21
NOV-3 S'TAX B* 88.14
NOV-3 PR'FEE B* .50
NOV-3 W'DEED B* 4.00 * 92.64

WARRANTY DEED

FROM EDWARD P. GALLAGHER and wife, MARGUERITE J. GALLAGHER

TO JOHN L. HANSEN and wife, CATHERINE M. HANSEN

E 98352

IDENTIF. REFERENCE

Nov 3 12 25 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219