This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5583 PAGE 186

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Hacker and wife, Grace E. Hacker	Third National Mortgage Company	95-10-6
(NAME)	(NAME)	
124 Quin Circle	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37210	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Charles E. Hacker and wife, Grace E. Hacker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles L. Allen and wife, Frances H. Allen

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Hacker and wife, Grace E. Hacker

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

Being Lot No. 32 on the Map of W. E. Quin, Jr.'s Subdivision, as of record in Book 1424, page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 100 feet on the southeasterly side of Quin Circle and runs back between lines, 742 feet on the north line and 781 feet, more or less, on the south line, to the center line of Mill Creek, as shown on said Plan, on which it measures 106.5 feet.

Being the same property conveyed to Charles L. Allen and wife, Frances H. Allen by deed from Horace L. Wright and wife, Berdenia T. Wright, of record in Book 2700, page 207, said Register's Office.

This conveyance is subject to an easement for sanitary sewers and /or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by C. L. Allen and wife, of record in Book 4337, page 812, said Register's Office; and a perpetual easement and right to flood premises as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, granted the United States of America by deed of flowage easement from H. M. Goforth and wife, of record in Book 2243, page 121, said Register's Office; and the Plan of record in Book 1424, page 111, said Register's Office, shows an Owner's Certificate, a 50-foot minimum building setback line from Quin Circle and an easement for public utilities, along the bank of Mill Creek in the rear of lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,500.00

Subscribed and sworn to before me, this the 24 day of MARCH 19 80

Affiant

My commission expires: 4-18-82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 124 Quin Circle, Nashville, Tennessee 37210
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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 for 1980 taxes which are prorated and assumed by the purchasers.

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.

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 24th *day of* March *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles L. Allen

Frances H. Allen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5583 PAGE 187

Personally appeared before me, Manny F Kirk, *a Notary Public in and for said County and State,* Charles L. Allen and wife, Frances H. Allen

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 24 *day of* March, *19*80.

Manny F Kirk
Notary Public

Commission expires 4-18-80

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 .....

45 03/26 153.40- CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED 337453

FROM
Charles L. Allen and wife,
Frances H. Allen

TO
Charles E. Hacker and wife,
Grace E. Hacker

F 82278

IDENTIF. REFERENCE

MAR 26 2 22 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ 5583 PAGE 188

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

56500.00= CO
146.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 153.40-
0C45A03/26/80 84L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82278

IDENTIF. REFERENCE

MAR 26 2 22 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 749083