ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
BRUCE A. HANCOCK, ET UX	BRUCE A. HANCOCK, ET UX	Map 104-6
(NAME) 3106 Dudley Avenue	(NAME) 3106 Dudley Avenue	Parcel 262
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5944 PAGE 177

For and in consideration of the sum of Ten and----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the grantees; BRUCE A. HANCOCK and wife, KATHLEEN S. HANCOCK, and other good and valuable considerations, receipt of which is hereby acknowledged;

we, JAMES R. POWELL and wife, PEGGY ANN POWELL, have bargained and sold, and by these presents do transfer and convey unto the said BRUCE A. HANCOCK, and wife, KATHLEEN S. HANCOCK,

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. 77 and the westerly 5 feet of Lot No. 76 on the Plan of BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE, as of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee.

Said lot No. 77 and part of Lot No. 76 front together 55 feet on the north side of Dudley Avenue and run back northwardly between parallel lines along the east margin of 32nd Avenue, South, 135 feet to an alley.

Being the same property conveyed to JAMES R. POWELL and wife, PEGGY ANN POWELL, by deed from Layne Martine, Jr., and wife, Linda Martine, of record in Book 5348, Page 86, Register's Office for Davidson County, Tennessee.

H 10854

IDENTIF. REFERENCE

OCT 1 10 19 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

$5.00

unimproved ( )
This is improved (X) property, known as 3106 Dudley Avenue, Nashville, Tennessee 37212
(House Number) (Street)

(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 28 day of September, 19 82

PEGGY ANN POWELL

JAMES R. POWELL

BOOK 5944 PAGE 178

STATE OF ~~XXXXXXXXX~~ NEW JERSEY
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. POWELL and wife, PEGGY ANN POWELL,

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 East Brunswick, New Jersey, this 28 day of September, 19 82.

My commission expires NOTARY PUBLIC OF NEW JERSEY My Commission Expires May 11, 1984 Notary Public Ruth B. Meier

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~~ NEW JERSEY
COUNTY OF Middlesex

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Arlene Stewart

Sworn to and subscribed before me this 28 day of September, 19 82.

My commission expires ~~NOTARY PUBLIC OF NEW JERSEY My Commission Expires May 11, 1984~~ Notary Public

10-1-85

This instrument was prepared by:	
Name	Address

1854 10/01 213.20- CHECK

WARRANTY DEED

FROM
JAMES R. POWELL, ET UX,
PEGGY ANN POWELL

TO
BRUCE A. HANCOCK, ET UX,
KATHLEEN S. HANCOCK

Prepared by:
WILLIAM D. CASTLEMAN, ATTY.
101 Cumberland Office Bldg.
Suite #101
Madison, Tennessee 37115
(615) 865-4750

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5944 PAGE 179

FOR _____

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
			79500.00- CO	
			206.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 213.20-	
10/01/82	BAL		.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 0 8 5 4

IDENTIF. REFERENCE

OCT 1 10 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902613