THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 file box
jc

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael F. Hohn	The Richard Gill Company	118-10
3412 Springbrook Drive	P.O. Box 758	132
Nashville, TN 37204	San Antonio, TX 78293	16DA-14195

BOOK 6708 PAGE 253

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry W. Warren, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael F. Hohn and Sara B. Oberfield, as joint tenants with right of survivorship, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 73 on the plan of Pleasant Valley, of record in Book 1424, page 63, Register's Office for said County.

SAID Lot No. 73 fronts 75 feet on the easterly margin of Springbrook Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Terry W. Warren by deed from Jose L. Cagigao and wife, Iva M. Cagigao of record in Book 6556, page 267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation, of record in Book 6556, page 270, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 3412 Springbrook Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of November, 1985.

Terry W. Warren

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of November, 1985, before me personally appeared Terry W. Warren, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6708 PAGE 254

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,933.33.

Michael F. Hohn
Affiant

Subscribed and sworn to before me, this the 11th day of November, 1985.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Terry W. Warren, unmarried,

to:
Michael F. Hohn and Sara B. Oberfield

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24196

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 13 10 59 AM '85

IDENTIFICATION REFERENCE

5 2 5 9 8 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6708 PAGE 255

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

76931.33- CAPT.
199.94 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 206.44-
6236A11/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52581

IDENTIFICATION REFERENCE

Nov 13 10 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191455