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WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Hugh K. Hanmer and wife, Betty J. Hanmer 2315 Eastland Court Nashville TN 37206	none	127-241

40730

IDENTIFICATION REFERENCE

SEP 10 2 37 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00.

Hugh K. Hanmer
Affiant

Subscribed and sworn to before me this 10th day of September, 1986.

Notary Public

Commission expires: 1/27/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, WILLIE K. DAVIS and wife, BARBARA T. DAVIS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto HUGH K. HANMER and wife, BETTY J. HANMER, hereinafter referred to as Grantees, their heirs, successors 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. 18 on the Plan of Saddle Ridge, Section Two of record in Book 5200, page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northern margin of U. S. Hwy. 70 South, said point being a common corner with Lot 17; thence leaving said margin of U. S. Hwy. 70 South running in a northerly direction South 30° 24' 33" East, a distance of 705.72 feet to a point on the southerly margin of Steeplechase Lane; thence running with said margin of Steeplechase Lane around a curve to the right, said curve having a 50 foot radius, a distance of 88.40 feet to a point, said point being a common corner with Lot 19; thence, North 48° 18' 11" East a distance of 280.71 feet to a concrete monument; thence S 28° 54' 18" East a distance of 147.98 feet to a concrete monument; thence South 51° 24' 18" East, a distance of 419 feet to a concrete monument; thence, South 37° 24' 18" East, a distance of 199.87 feet to a concrete monument, said monument on the northerly margin of U. S. Hwy. 70 South; thence, running westerly along said margin of U. S. Hwy.

70 South a distance of 231.37 feet to a concrete monument; thence South 37° 25' 28" East a distance of 10 feet to a point; thence continuing along the northerly margin of U. S. Hwy. 70 South 228.17 feet to a concrete monument; thence South 37° 47' 13" West, a distance of 48.49 feet to a point, said point being the point of beginning.

Being a part of the same property conveyed to Willie K. Davis, by Deed from Willie K. Davis, Trustee, of record in Book 6002, Page 79, and by Deed from G. William Davis of record in Book 6002, Page 84, Register's Office for Davidson County, Tennessee.

Subject to restrctive covenants contained in instrument of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee.

Subject to covenants and restrictions as shown on the Plan of Record in Book 5200, pages 366 and 367, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 200 foot minimum building setback line from U. S. Hwy. 70 South, a 30 foot minimum building setback line from Steeplechase Court and a 10 foot easement for public utility and drainage purposes along all lot lines except the margins of Steeplechase Court and U. S. Hwy. 70 South.

Subject also to a 2.5 x 25 foot utility anchor easement located on the northwest corner of said lot, a common corner with Lot 17; and subject to a 20 foot easement for common access as shown on said plan. Subject also to sewage disposal access as shown.

Barbara T. Davis, wife of Willie K. Davis, joins in the execution of this conveyance for the express purpose of conveying and releasing any right she may have as a result of her marital status.

This is unimproved/improved property, known as Lot #18, Saddle Ridge Estates, Section II, Davidson County, TN.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the years 1986 which the Grantees herein assume and agree to pay and which have been prorated.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of September, 1986.

Willie K. Davis

Barbara T. Davis

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bernita H. Aspen, a Notary Public, WILLIE K. DAVIS and wife, BARBARA T. DAVIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of September, 1986.

Bernita H. Aspen.
Notary Public

My Commission Expires:
7-10-90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

16000.00	CAMT.
42.00	CSTAX
.50	PRFEE
9.00	WDEED
CHECK	51.50
0386A09/10/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

407130

IDENTIFICATION REFERENCE

SEP 10 2 37 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 293241