Box 8 cg

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Hugh C. Tanner 2004 Earlington Drive Nashville, TN. 37215	Third National Mortgage P.O. Box Nashville, TN. 37219	MAP 144-15 PARCEL 69 FH 14262

WARRANTY DEED BOOK 7065 PAGE 173

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, WRIGHT H. ROSS, III and wife, ANN V. ROSS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hugh C. Tanner and wife, Ellen M. Tanner 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. 440 on the plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for said County.

SAID Lot No. 440 fronts 235.00 feet on the easterly margin of Earlington Drive and extends back 197.6 feet on the northerly line and 185.2 feet on the southerly line to a dead line in the rear, measuring 235.3 feet thereon.

BEING the same property conveyed to Wright H. Ross, III and wife, Ann V. Ross by deed from Charles J. Bryan and wife, Patricia A. Bryan of record in Book 6894, page 432, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Wright H. Ross, III by Hal Rosson, Jr. as his Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

71647

IDENTIFICATION REFERENCE

DEC 10 11 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 2004 Earlington Drive, Nashville, TN. 37215.

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 1st day of December, 1986.

Wright H. Ross
Wright H. Ross, III
BY: Hal Rosson, Jr.

Ann V. Ross
Ann V. Ross

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of December, 1986, before me personally appeared Ann V. Ross, 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 s he executed the same as her free act and deed.

My Commission Expires: 4-2-90

Corinne B. Garrett
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 182,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of December, 19 86.

_____
Notary Public

My Commission Expires: Nov 1, 1987

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 Hal Rosson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Wright H. Ross, III as her Attorney in Fact, as the free act and deed of the within named Wright H. Ross, III.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 1986.

_____
Notary Public

My Commission expires:

Nov 1, 1987

WARRANTY DEED

from:

Wright H. Ross, III and wife,
Ann V. Ross

to:

Hugh C. Tanner and wife,
Ellen M. Tanner

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

TN 25922

BOOK 7065 PAGE 175

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Hal Rosson Jr.

Affiant Hal Rosson, Jr.

Sworn to and subscribed before me this 4th day of December, 19 86.

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TE

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

RECEIVED OF _____

FOR _____

BOOK 7065 PAGE 176

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

18500.00- CAPT.
511.00 CSTAX
.50 PRFE
9.00 WDFE
CHECK 520.50-
05/30/12/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1: 6: 4 7-

7: 1: 8

IDENTIF. REFERENCE

DEC 10 11 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21337