#5652 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7115 PAGE 700

MORTGAGEE AND

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERIC W. HAHN	GMAC MORTGAGE COMPANY	Map 104-6
(NAME)	(NAME)	
410 32nd Avenue South	P.O. Box 780	Parcel 300
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Waterloo, Iowa 50704	F.B.# 24W 05350
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PATRICIA C. BREWER and ROBERT M. BREWER, JR. and CATHERINE W. BREWER and HELEN E. BREWER, all unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC W. HAHN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 "A" on the Map of the Subdivision of Lot 11 of Block 1 and Lots Nos. 12 and 13 of Block 3 and Lots Nos. 12 and 13 of Block 4 in Fairfax Place, the land in question being a part of Lot No. 11 of Block 1, as of record in Plat Book 547, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia C. Brewer, Robert M. Brewer, Jr., Catherine W. Brewer and Helen E. Brewer by deed from Mildred Guetling (unmarried) of record in Book 5489, page 890, said Register's Office.

This conveyance is subject to: (1) 1987 taxes which have been prorated and assumed by the Grantee herein; and (2) All mattersappearing on the Plan of record in Plat Book 547, page 77, said Register's Office.

8 6 5 7 5

IDENTIFICATION REFERENCE

JAN 23 11 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 410 32nd Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of January, 19 87

Patricia C Brewer
PATRICIA C. BREWER

Robert M. Brewer, Jr.
ROBERT M. BREWER, JR.

Catherine W Brewer
CATHERINE W. BREWER

Helen E. Brewer
HELEN E. BREWER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7115 PAGE 701

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA C. BREWER and ROBERT M. BREWER, JR. and CATHERINE W. BREWER and HELEN E. BREWER the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 1987.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM PATRICIA C. BREWER and ROBERT M. BREWER, JR. and CATHERINE W. BREWER and HELEN E. BREWER

TO ERIC W. HAHN, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 7115 PAGE 702

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

1005- . 3- BANK
886.70 STAX
.50 PRFE
6.00 MOR
CHECK 312.10-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86575

IDENTIFICATION REFERENCE

JAN 23 11 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37974