Box 8/EM

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

ADDRESS NEW OWNER:
Todd A. Hilbert
1702 Warfield Drive
Nashville, TN 37215

MORTGAGEE:
Zeitlin Financial Services, Inc.
4301 Hillsboro Road, Suite 200
Nashville, Tennessee 37215

MAP-PARCEL NUMBERS:
131-3-156
16DA-26610

WARRANTY DEED BOOK 7200 PAGE 505

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, James D. Hancock and wife, Terry B. Hancock and Ken M. Hancock

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Todd A. Hilbert and wife, Laurie S. Hilbert

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. 8 on the plan of Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for said County.

SAID Lot No. 8 fronts 75.15 feet on the northerly margin of Warfield Avenue and extends back 213.30 feet on the easterly line and 208.64 feet on the westerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to James D. Hancock and wife, Terry B. Hancock, and Ken M. Hancock by deed from A. L. Rhodes and wife, Nancy Ann Rhodes of record in Book 6359, page 95, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1129, page 321 as amended in Book 6104, page 64, said Register's Office, and to the matters set forth in the above referenced plan of record.

Ken Hancock and the undersigned, Ken M. Hancock, are one and the same person.

This instrument is executed on behalf of Ken M. Hancock by James D. Hancock as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~NN~~)improved property, known as 1702 Warfield 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 10th day of April, 19 87

Terry B. Hancock

James D. Hancock

Ken M. Hancock
BY: James D. Hancock, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of April, 19 87 before me personally appeared James D. Hancock and wife, Terry B. Hancock, 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 their free act and deed.

My Commission Expires: 11-24-88

Notary Public

BOOK 7200 PAGE 506

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 $ 107,000.00

Todd Hilbert
Affiant

Subscribed and sworn to before me, this the 10th day of April, 1987.

_____
Notary Public

My Commission Expires: 10-24-88

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 James D. Hancock 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 Ken M. Hancock as his Attorney in Fact as the free act and deed of the within named Ken M. Hancock.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1987.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
James D. Hancock and wife, Terry B. Hancock and Ken M. Hancock

to:
Todd A. Hilbert and wife, Laurie S. Hilbert

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

EXHIBIT TO WARRANTY DEED FROM JAMES D. HANCOCK AND WIFE, TERRY B. HANCOCK AND KEN M. HANCOCK TO TODD A. HILBERT AND WIFE, LAURIE S. HILBERT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7200 PAGE 507

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.

References to the singular include the plural, when applicable.

James D. Hancock

Affiant James D. Hancock

Sworn to and subscribed before me this 10th day of April, 19 87.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE

APR 13 9 49 AM '87

1402

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

RECEIVED OF _____

FOR _____

BOOK 7200 PAGE 508

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

[illegible] - CONT.
29[illegible].00 CSTAX
.50 [illegible]
9.50 MOR[illegible]
[illegible] 308.10-
[illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14012

IDENTIFICATION REFERENCE

APR 13 9 49 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 68336