THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00254629

B 6/35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rosetta M. Lane (NAME)	Investors Federal Savings (NAME)	MAP 81-10
2503 1/2 Osage Avenue (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	PARCEL 301
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars,

Cash in hand paid by Rosetta M. Lane and Donna P. Lane and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7223 PAGE 181

James M. Hammonds, Jr., and wife, Rhonda G. Hammonds have this day bargained and sold, and do hereby transfer and convey unto the said Rosetta M. Lane and Donna P. Lane the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lot No. 21 on the Plan of Georgia Industrial Realty Company's North Nashville property as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, and described according to a survey by W. W. Turner Company, Engineers, dated May 20, 1952.

Beginning on the southerly margin of Osage Street, at a point 368 feet West of the westerly margin of 24th Avenue North;

Thence with the southerly margin of Osage Street westerly 50 feet to an old fence post;

Thence South 3 deg. 30' East 100 feet to an iron pin;

Thence North 78 deg. 57' East 60 feet to an iron pin;

Thence North 9 deg. 25' West 100 feet to the point of beginning.

Being the same property conveyed to James M. Hammonds, Jr., and wife, Rhonda G. Hammonds by deed from Victor Leon Franklin and wife, Shirley Renee Moon Franklin of record in Book 6984, page 449, Register's Office of Davidson County, Tennessee.

* CONTINUED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me this the 29th day of April, 19 87

My commission expires: 3 11 90

(Affix Seal)

Notary Public

This is unimproved / improved property, known as 2503 1/2 Osage Avenue, Nashville, TN 37209 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of April, 19 87 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James M. Hammonds, Jr.,

Rhonda G. Hammonds

James M. Hammonds, Jr., attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James M. Hammonds, Jr.

the within named bargainor, *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 for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* April, *19* 87

Notary Public

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____
this _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 4 10 20 AM '87

IDENTIFICATION REFERENCE

2 1 4 6 8

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 M. Hammonds, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Rhonda G. Hammonds as her Attorney in Fact as the free act and deed of the within named Rhonda G. Hammonds.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 1987.

My Commission Expires: 3/11/90

Notary Public

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*CONTINUED

James M. Hammonds, Jr. executed this instrument on behalf of Rhonda G. Hammonds pursuant to a Power of Attorney of record in Book 7176, page 666, Register's Office, Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7223 PAGE 183

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

40000.00- CAMT.
112.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.50-
2109A05/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2146 8.

IDENTIFICATION REFERENCE

MAY 4 10 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76759