WARRANTY DEED

Name & Address of Owner(s):	Mortgagee:	Tax Map & Parcel:
Shirley Randall 905 Stahlman Bldg Nashville Tenn 37201	Dobson & Johnson PO Box 50889 Nashville Tenn 37205	MAP 91-6 PARCEL 255

FOR AND IN CONSIDERATION of the release by Shirley Randall ("Grantee") of William Caldwell Hancock ("Grantor"), C. Kinian Cosner, Jr. from liability for the indebtedness referred to in and secured by a certain installment deed of record at Book 5804, page 983, Register's Office for Davidson County, Tennessee and for other good and valuable consideration, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, her heirs and assigns certain real estate in Davidson County, Tennessee, as follows:

> Lots Nos. 1601 and 1603, Block 14, Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.
>
> Said Lots adjoin and front together 60 feet on the northerly side of Tennessee Avenue and run back between parallel lines, along the westerly margin of 57th Avenue North, formerly 16th Street, to an alley.
>
> Being the same property conveyed to William Caldwell Hancock by deed from C. Kinian Cosner, Jr. and wife B. Gail Reese, of record in Book 6663 page 749, said Register's Office.
>
> This is improved property known as 5700 Tennessee Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging, to the said Grantee, her heirs and assigns, in fee simple forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said property to said Grantee, her heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument this 6th day of January, 1987. Grantor's wife, Catherine A. Hancock also joins in the execution of this instrument to convey whatever right, title or interest she may have in the aforesaid real estate, but for no other purpose, this 6th day of January, 1987.

William Caldwell Hancock, Grantor

Catherine A. Hancock

IDENTITY REFERENCE

JAN 27 11 11 AM '87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carle Green Hackett, a Notary Public of the state and county aforesaid, personally appeared William Caldwell Hancock, Grantor, and Catherine A. Hancock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, this 6th day of January, 1987.

Carle Green Hackett
Notary Public

My Commission Expires:
10-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26000.00.

Robert A Newman
Affiant

Subscribed and sworn to before me,
this 6th day of January, 1987.

James R Carney
Notary Public
My Commission Expires:
6-19-88

This Instrument Prepared by:

Wm. Caldwell Hancock
303 Church Street, Suite 102
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 7277 PAGE 96

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

2600 .00- CASH
72.00 CSTAX
.50 PRFEE
6.00 MTTAX
CHECK 78.50-
272A06/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39482

IDENTIFICATION REFERENCE

JUN 24 12:03 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER OF DEEDS

No. 96991