Fill 7

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157
From unverified information furnished by the parties.

#22721

ADDRESS NEW OWNER:
Joseph B. Hanks
119 39th Avenue North
Nashville, TN 37209

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
104-1285
25W 8260

WARRANTY DEED

BOOK 7490 PAGE 737

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, Zella Augustus hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph B. Hanks and wife, Lynn P. Hanks and Joseph A. Hanks 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. 62 on the Plan of Part of West Grove Subdivision, recorded in Book 421, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

3813 03/14 0101 03CHECK 207.26

Being the same property conveyed to W. E. Augustus and wife, Zella Augustus by deed from Fred Macon and wife, Maggie Macon of record in Book 1248, page 596, Register's Office for Davidson County, Tennessee. W. E. Augustus has since died.

12586

IDENTIFICATION REFERENCE

MAR 14 2 09 PM '88

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

This is (~~NOT~~) improved property, known as 119 39th Avenue North, Nashville, TN 37209.

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 4th day of March, 19 88.

Zella Augustus
Zella Augustus

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of March, 19 88 before me personally appeared Zella Augustus, 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 her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 71,700.00.

Margaret Hart
Affiant

Subscribed and sworn to before me, this the 4th day of March, 19 88

My Commission Expires: 3-11-91

_____
Notary Public

WARRANTY DEED

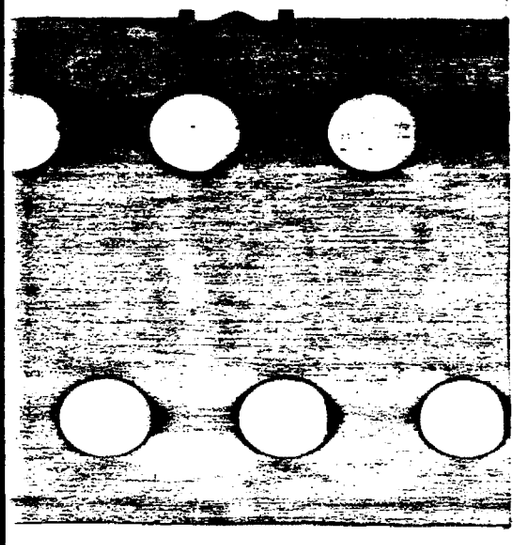
from:
Zella Augustus

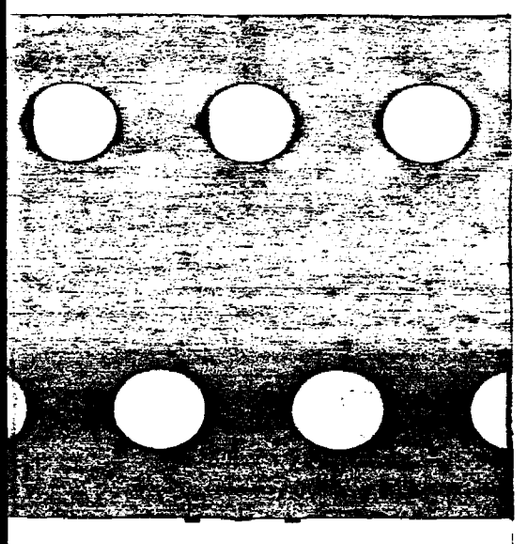
to:
Joseph B. Hanks and wife, Lynn P. Hanks
and Joseph A. Hanks

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7490 PAGE 799

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	71700.00
CON TX	200.76
PRFEE	0.50
WDEED	6.00
TOTAL	207.26
CHECK	207.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 14-13 0001 5813

12586

IDENTIFICATION REFERENCE

MAR 14 2 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70444