Box 51

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,547.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 88

Notary Public

MY COMMISSION EXPIRES: 3-3-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Roy C. DeSha, Jr., Attorney at Law, Suite 1502 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph G. Hanning, et al (NAME)	Deposit Guaranty Motgage Company (NAME)	26-70-27
148 Champney Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1193 (STREET ADDRESS)	GO 20426
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39215-1193 (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, WE, Barbara Eby, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph G. Hanning and wife, Maureen E. Hanning and Scott D. Hanning as tenants in common, each with a 1/3 undivided interest

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 72 on the Resubdivision Plan of Windsor Green, Lots 49 through 72, Phase I, Section 2, of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee.

SAID Lot No. 72, being a corner lot, fronts 23.90 feet on the northeasterly margin of Champney Court and fronts 74.77 feet on the northerly margin of Windsor Trace, said frontages being joined by a curve measuring 37.50 feet and extends back 97.50 feet on the northwesterly line and 57.30 feet on the northeasterly line to a point of intersection.

BEING the same property conveyed to Barbara Eby, unmarried by deed from Randall Phillips Builders, Inc., as of record in Book 7158, Page 904, Register's Office for Davidson County, Tennessee.

This real property is encumbered by a deed of trust securing an indebtedness owed to Deposit Guaranty Mortgage Co., which indebtedness is expressly assumed by the within Grantees.

2061 IDENTIFICATION REFERENCE JUN 21 9 28 AM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

7822 06/21 0101 03CHECK 195.50

unimproved ( )
This is improved (X) property, known as 148 Champney Court, Goodlettsville, Tennessee 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 20th day of June, 19 88

Barbara Eby

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William Winton Ferguson, Jr., a Notary Public in and for said County and State, the within named Barbara Eby

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of June 19 88

Commission expires 3-3-92

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

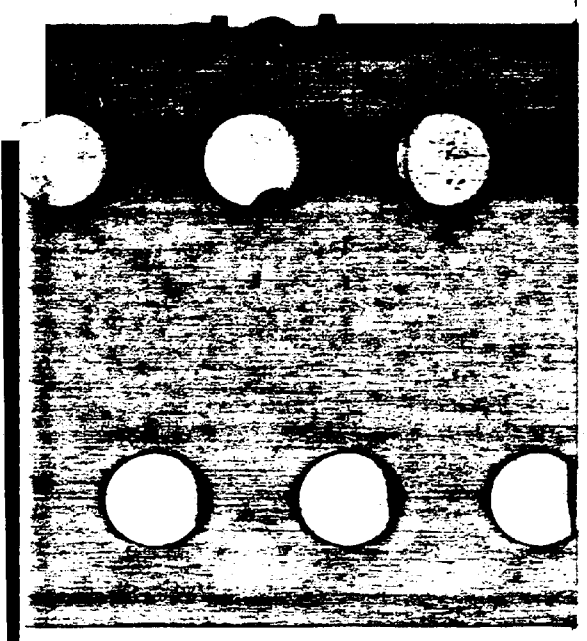
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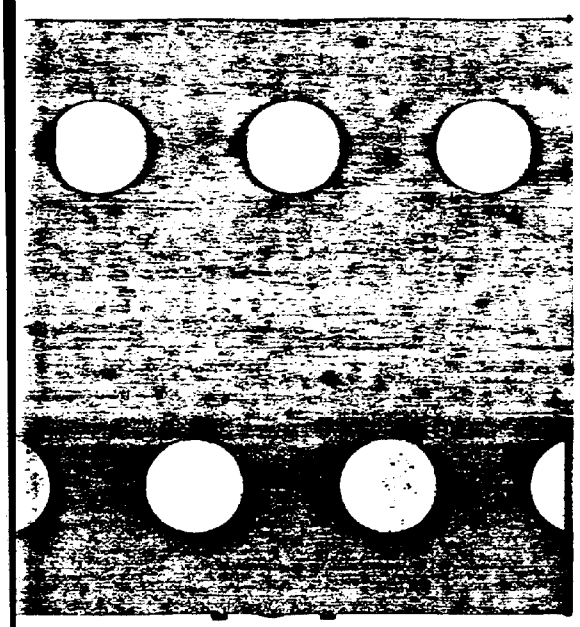
Barbara Eby, unmarried

TO

Ralph G. Hanning and wife, Maureen E. Hanning and Scott D. Hanning as tenants in common, each with a 1/3 undivided interest

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 67547.63
				CON TX 189.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 195.50
				CHECK 195.50

06/21/88 01 09:31 0001 7822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4206

IDENTIFICATION REFERENCE

JUN 21 9 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104620