STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,951.68

Homer DeHanner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 1989

Patricia A. Nichols
Notary Public

MY COMMISSION EXPIRES 9-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas I. Hanner (NAME)	Bailey Mortgage Company (NAME)	MAP 94-8
P. O. Box 140484 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1389 (STREET ADDRESS)	PARCEL 21
Nashville, TN 37214 (CITY) (STATE) (P.O ZIP)	Jackson, MS 39215 (CITY) (STATE) (ZIP)	03DZ38255

FOR AND 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, James Austin Russell, Jr. and wife, Delores Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas I. Hanner

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.

BEING Lot No. 41 on the Plan of Dahlia Gardens, of record in Plat Book 2663, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Austin Russell, Jr. by deed from Mary Margaret Winkler, of record in Book 7097, page 210, (re-recorded in Book 7098, page 892), Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2856, Page 67 and Plat Book 2927, page 275, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James Austin Russell, Jr. and Mary Margaret Winkler, unmarried persons, to George E. Budter, Jr., Trustee, for Meritor Mortgage Corporation - East, dated September 3, 1986, and filed for record in Book 6974, Page 309, Register's Office for said County, with an unpaid principal amount of approximately $43,951.68, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

09003

IDENTIFICATION

Feb 15 10 09 AM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

7257 02/15 0101 03CHECK 151.70

This is unimproved ( ) improved (XX) property, known as 1916 Omohundro Drive, Nashville, TN 37210
(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 heir 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 covey 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 our hand s this 9th day of February, 1989

Delores A. Russell
Delores Russell

James A Russell Jr
James Austin Russell, Jr.

Delores Russell and Delores A. Russell being one and the same person.
James Austin Russell, Jr. and James A. Russell, Jr. being one and the same person.

STATE OF NORTH CAROLINA
COUNTY OF Davidson

BOOK 7772 PAGE 725

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Austin Russell, Jr. and wife, Delores Russell

the bargainor~~s~~, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Denton, North Carolina, this 9th day of February 19 89

Commission expires April 9, 1991

Deborah Bingham
Notary Public

DEBORAH BINGHAM
~~NOTARY PUBLIC~~
DAVIDSON COUNTY, N. C.

STATE OF TENNESSEE
COUNTY OF

Before me, Commission expires _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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 _____

his oath himself (or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

James Austin Russell, Jr.
Delores Russell

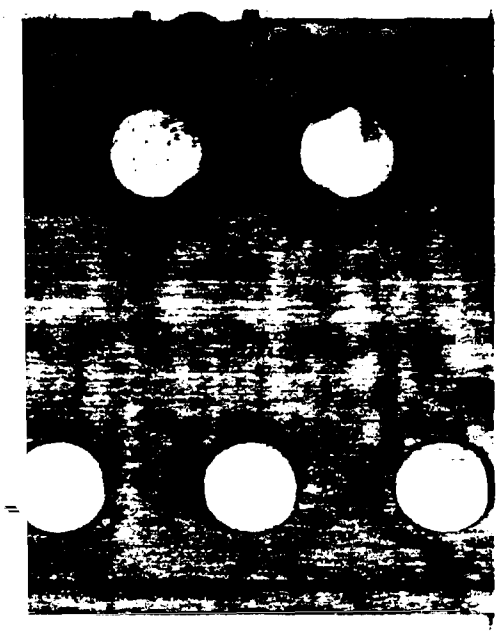
TO

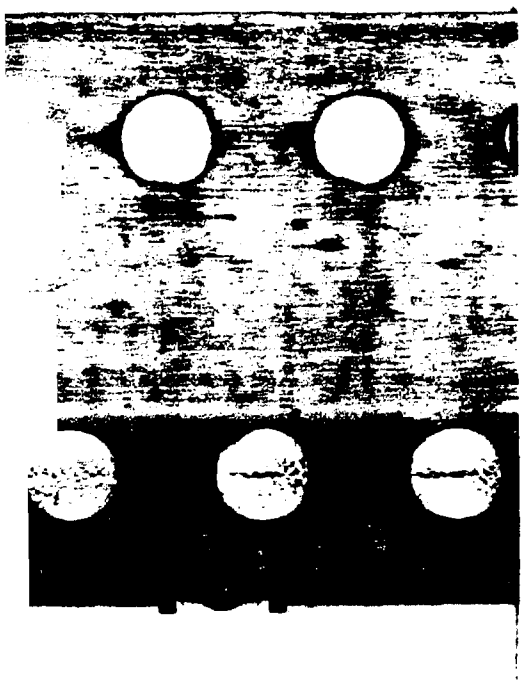
Thomas L. Hanner

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7772 PAGE 726

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 43951.68
CON TX 145.20
PRFEE 0.50
WDEED 6.00
TOTAL 151.70
CHECK 151.70

02/15/89 01 10:10 0001 7257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09003

IDENTIFICATION

Feb 15 10 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 181722