ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS:
Richard Hodgens	"SAME"	43-15-161
P.O. Box 90111 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D-89140
NASH TN. 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7789 PAGE 353

For and in consideration of the sum of Ten Dollars ----------
----------($10.00) DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, WILLIAM J. BURNS and Wife, JOYCE M. BURNS

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD R. HODGENS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lots Nos 20, 21 and the east one-half of Lot No. 19, Block "A", Anderson Subdivision on Old Hickory Boulevard, of record in Book 974, pages 36 and 37, Register's Office for said County.

Said Lots and part of said Lot adjoin and front together 62.5 feet on the southerly side of Old Hickory Boulevard and extend back 132.1 feet on the easterly line and 130 feet more or less on the westerly line to a line in the rear measuring 62.5 thereon.

Being the same property conveyed to WILLIAM J. BURNS and Wife, JOYCE M. BURNS, of record in Book 6741, Page 239, Register's Office for Davidson County, Tennessee.

4552

IDENTIFICATION

Mar 9 10 13 AM '89

FELIX E. WILSON, JR. REGISTER DAVIDSON COUNTY, TENN.

4058 03/09 0101 03CHECK 128.60

unimproved ( )
This is improved (x) property, known as 1118 East Old Hickory Boulevard
(House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

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 8th day of March, 19 89.

William J. Burns
WILLIAM J. BURNS

Joyce M. Burns
JOYCE M. BURNS

BOOK 7789 PAGE 354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Michael Jacobs, a Notary Public in and for said County and State, the within named William J. Burns and Wife, Joyce M. Burns

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 1989.

My commission expires 10-9-91 Notary Public J. Michael Jacobs

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard R. Hodgens

Sworn to and subscribed before me
this 8th day of March, 1989.

My commission expires 10-9-91 Notary Public J. Michael Jacobs

Mail This instrument was prepared by: (615) 353-0930
John Aaron Holt, JACOBS, HOLT & MASTEN 311 White Bridge Road, Nashville, TN 37209
Name Address

WARRANTY DEED

FROM

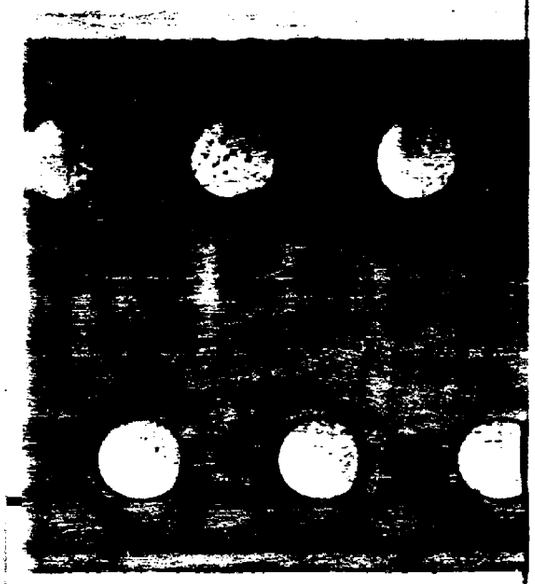
WILLIAM J. BURNS and wife

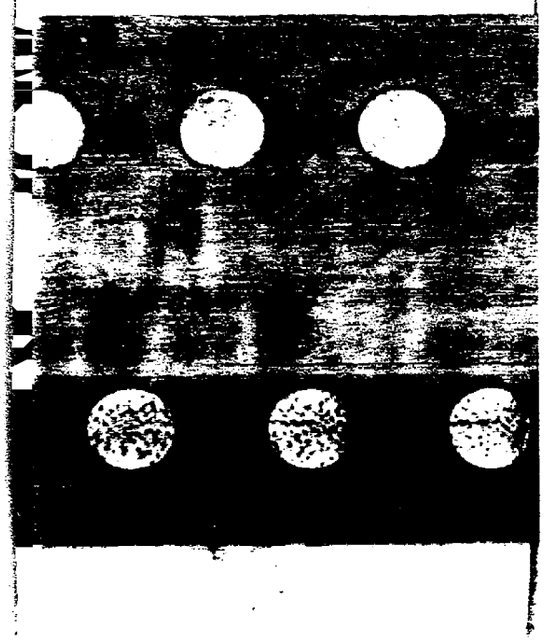
M.

TO

RICHARD R. HODGENS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219





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

RECEIVED OF _____

FOR _____

BOOK 7789 PAGE 355

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 37000.00
CON TX 122.10
PRFEE 0.50
MDEED 6.00
TOTAL 128.60
CHECK 128.60

03/09/89 01 10:21 0001 4058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15052

IDENTIFICATION REFERENCE

MAR 9 10 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 188612