carl510:3/17/89
XJR002-006

Fee Box C

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennesseee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Alexander Hobson	American National Financial, Inc.	Map 81-8
1911 Delta Ave.	100 Ashford Center North	Parcel 51
Nashville, Tn. 37208	Suite 250	
	Atlanta, GA 30338	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Alexander Hobson
Affiant

Subscribed and sworn to before me, this the 21st day of March, 1989.

Carol R. Rewis
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 5/13/89

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Michael Anthony Doaks and Barbara Ann Hatfield, Devisees under the Last Will and Testament of Jerome Davis and Michael Anthony Doaks and Jon L. Setzer as Co-Executors under the Last Will and Testament of Jerome Davis, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Alexander Hobson, herein called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 602 on the Plan of North Nashville Real Estate Company's Plan of Lots as of record in Plan Book 21, page 105, Register's Office for said County.

Said Lot No. 602 fronts 50 feet on the west side of Delta Avenue, and runs back between parallel lines, 168 feet 6 inches to an alley.

Being the same property conveyed to Jarome Davis and wife, Marie Davis by deed from Phil Cohen and wife Sara K. Cohen, of record in Book 3166, page 354, Register's Office for said County, and devised to Michael Anthony Doaks and Barbara Ann Hatfield as Devisees under the Last Will and Testament of Jerome Davis, Michael Anthony Doaks and Jon L. Setzer being Co-Executors under the Last Will and Testament of Jerome Davis, of record in Will Book 164, page 413, Probate Court for Davidson County, Tennessee. The said Marie Davis having predeceased Jerome Davis.

The above property is conveyed subject to 1989 Metropolitan Government taxes.

The property conveyed in this instrument is not the usual place of residence of the Grantors.

This is improved property known as 1911 Delta Avenue, Nashville, Tennessee 37208.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 its hand this 22nd day of March, 1989.

Michael Anthony Doaks,
Co-Executor

Jon L. Setzer,
Co-Executor

Michael Anthony Doaks,
Individually

Barbara Ann Hatfield by Jon L. Setzer as Attorney-in-Fact

~~STATE OF~~ Washington
~~COUNTY OF~~ DISTRICT OF COLUMBIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Anthony Doaks, Individually and as Co-Executor of the Estate of Jerome Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained Individually and in his capacity as Co-Executor.

Witness my hand and seal, at office in Washington, DISTRICT OF COLUMBIA, this the 22nd day of March, 1989.

NOTARY PUBLIC

ROBERT L. SCHUMACHER
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 31, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon L. Setzer, Co-Executor of the Estate of Jerome Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Co-Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of March, 1989.

NOTARY PUBLIC

My Commission Expires: 5/13/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of March, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jon L. Setzer, to me known to be the person who executed the foregoing instrument in behalf of Barbara Ann Hatfield, and acknowledged that he executed the same as the free act and deed of the said Barbara Ann Hatfield.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 1989.

Carol R. Rivers
NOTARY PUBLIC

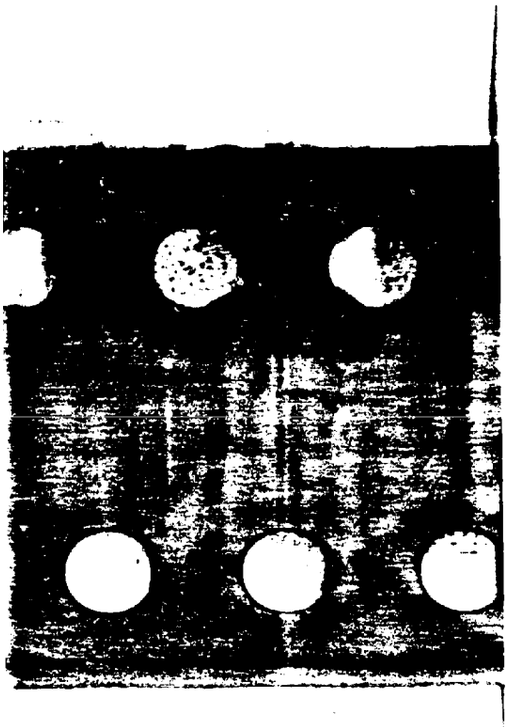
My Commission Expires: 5/13/89

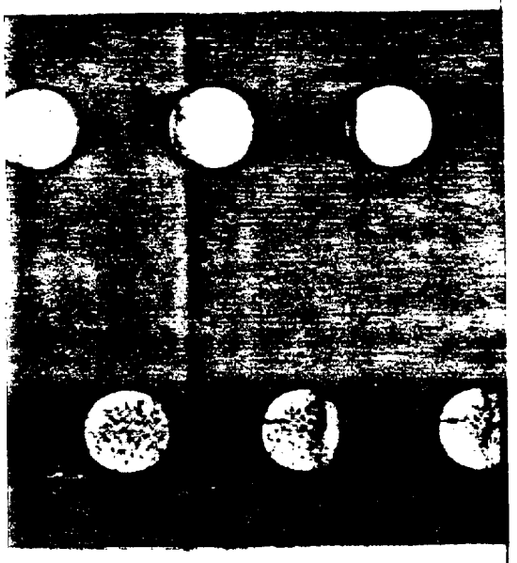
18934

IDENTIFICATION

MAR 23 3 23 PM '89

2104 07/23 0102 TECHBK 103.50





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

RECEIVED OF _____

FOR _____

BOOK 7799 PAGE 993

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	30000.00
CON TX	99.00
PRFEE	0.50
WDEED	9.00
TOTAL	108.50
CHECK	108.50

03/23/89 15:26 0001 8604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18934

IDENTIFICATION REFERENCE

MAR 23 3 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193096