pd 73

File No: 8314-1

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Jimmy Hancock	Same	Map 53-14
1404 Ocoee Trail		Par 56, 56
Madison, Tenn 37115		& 57

WARRANTY DEED

FOR AND IN CONSIDERATION 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, MARY W. JOHNSON, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JIMMY HANCOCK and wife, PATSY HANCOCK hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 28, 29, and 30 on the Map of Nawakwa Hills, Powwow Addition, Section 1, as of record in Book 843, page 79, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 28, 29 and 30 adjoin and front 50 feet each on the westerly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measure 50 feet thereon.

Being the same property conveyed to Mary W. Johnson, by Trustee's Deed of record in Book 7878, page 764, Register's Office for Davidson County, Tennessee.

Dellmar Eugene Johnson, husband of Mary W. Johnson, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to him by virtue of his marriage to Mary W. Johnson, and (ii) waiving, renouncing and quitclaiming to grantee any dower, have or which are provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 843, Page 79, said Register's Office and to all applicable local government planning, building and zoning regulations. Grantees will pay 1989 and thereafter land taxes. This property is sold in "As Is" condition.

This is improved property known as 1404 Ocoee Trail, Madison, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JIMMY HANCOCK and wife, PATSY HANCOCK, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Dellmar E. Johnson and Dellmar Eugene Johnson are one and the same person

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 on this 3rd day of August, 1989.

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Mary W. Johnson
MARY W. JOHNSON

Dellmar E. Johnson
DELLMAR EUGENE JOHNSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $31000.00.

Jimmy Hancock
AFFIANT

Sworn to and subscribed before me this 3rd day of August, 1989.

Tom G. Coleman
NOTARY PUBLIC

TOM G. COLEMAN, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 3-2-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary W. Johnson and husband Dellmar Eugene Johnson, the bargainors, 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 Brentwood, Tennessee, this 3rd day of Aug-, 1989.

Tom G. Coleman
NOTARY PUBLIC

TOM G. COLEMAN, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

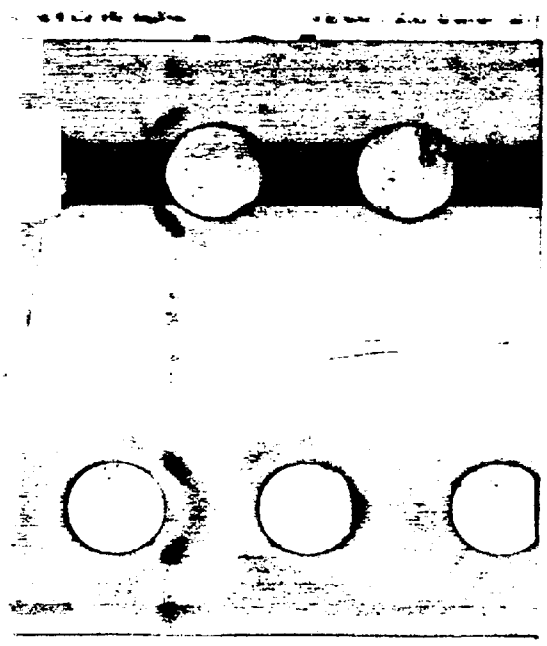
My commission expires: 3-2-1992.

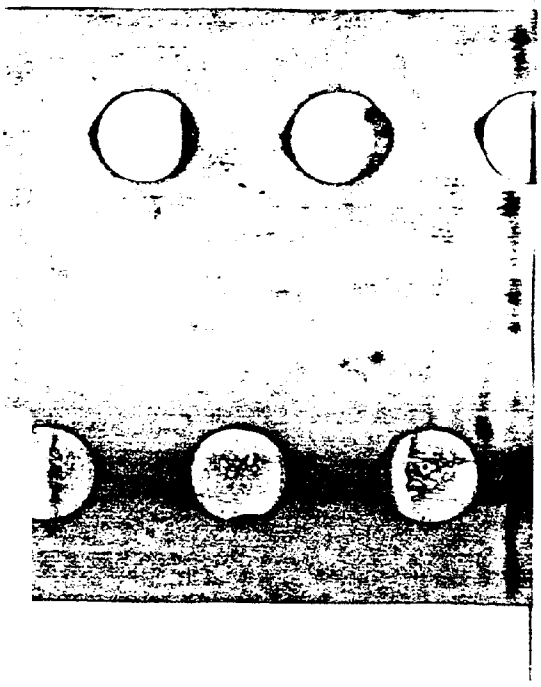
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

2569 08/04 0101 03CHECK 109.30

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AUG 4 9 21 AM '89





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7907 PAGE 148

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	31000.00
CON TX	102.30
PRFEE	1.00
WDEED	6.00
TOTAL	109.30
CHECK	109.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/04/89 03 09:21 0001 2569

55163

IDENTIFICATION REFERENCE

AUG 4 9 21 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 235893