BOOK 8022 PAGE 455 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

Marilyn H. Swinea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF January, 1990.

Elizabeth Pinard
Notary Public

MY COMMISSION EXPIRES: 3/14/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald H. Hankins and Samuel W. Hankins, Jr.	SAME	43-1
(NAME)	(NAME)	Par 165 Jo
P.O. Box 744		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37116		
(CITY) (STATE) (P. O. ZIP)	(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, Marilyn H. Swinea, Samuel W. Hankins, Jr., Patricia Ann Hankins, and Donald H. Hankins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald H. Hankins and Samuel W. Hankins, Jr.,

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. 1 on the Resubdivison of Lot "J" of the W. P. Ready Subdivision of the Thornton Tract, a plat of which is of record in Book 5210, Page 381, Register's Office for Davidson County, Tennessee.
SAID Lot No. 1 fronts 51 feet on the northerly side of Sarver Avenue and runs back between parallel lines 293.01 feet to a dead line in the rear on which it measures 51 feet.
BEING a portion of the same property conveyed by Samuel W. Hankins to his children by deed of record in Book 4716, Page 435, Register's Office Davidson County, Tennessee; the said Samuel W. Hankins having since died and being survived by each child named in said deed, grantors, herein.

95116

IDENTIFICATION REFERENCE

Jan 9 2 37 PM '90

DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Sarver Avenue, Madison, TN. 37115

This is unimproved ( ) improved ( ) property, known as _____ (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 our hands this 10th day of August, 1989

Samuel W. Hankins Jr.

MARILYN H. SWINEA

PATRICIA ANN HANKINS

SAMUEL W. HANKINS, JR.

DONALD H. HANKINS

Notary Public, State of New York
Qualified in Queens County
Commission Expires March 30, 19 92

Notary Public, Davidson County, Tennessee
My Commission Expires Oct. 21, 1989

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel W. Hankins, Jr. and Patricia Ann Hankins

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 1981.

Commission expires 10/21/84

Notary Public

STATE OF NEW YORK
COUNTY OF DUTCHESS

Personally appeared before me, PATRICIA A. SERCHING, a Notary Public in and for said County and State, the within named MARILYN H. SWINEA and DONALD H. HANKINS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HYDE PARK, New York, this 10th day of August, 1981.

Commission Expires: 3/30/82

PATRICIA A. SERCHING
Notary Public, State of New York
Resident in and for Dutchess County
Commission expires

Notary Public

WARRANTY DEED

FROM
Marilyn H. Swinea, et als

TO
Donald H. Hankins, and
Samuel W. Hankins, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1634 07/09 2101 03CHECK 20.20



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

RECEIVED OF _____

FOR _____

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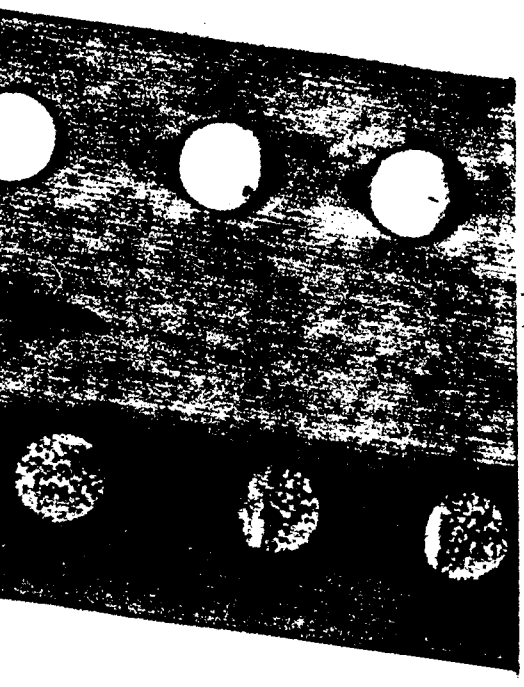
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 4000.00
CON TX 13.20
PRFEE 1.00
WDEED 6.00
TOTAL 20.20
CHECK 20.20

01/09/90 01 14:36 0001 1634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



9.5.1.1.6.

IDENTIFICATION REFERENCE

JAN 9 2 37 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 282