BOOK 8024 PAGE 766

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,750.00 Donald T. Hagan

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Donald Thomas Hagan	GMAC Mortgage Corporation	Map 148-8
(NAME)	(NAME)	
856 Oakwood Terrace Drive	3451 Hammond Avenue	Par. 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Waterloo, Iowa 50704	2DU-23223
(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. James L. Hodge and wife, Karen S. Hodge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Thomas Hagan

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. 51 on the Plan of Oakwood Terrace, Section I, of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James L. Hodge and wife, Karen S. Hodge by deed from Steve Diggs and wife, Bonita L. Diggs, of record in Book 7135, page 217, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to GMAC Mortgage Corporation, recorded in Book 6615, page 446, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account to be transferred to Grantee(s).

9. 5. 9. 6. 8.

IDENTIFICATION REFERENCE

JAN 12 10 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2671 01/12 0101 03CHECK 204.01

THIS conveyance subject to Restrictive Covenants of record in Book 4559, page 72, and such easements and setback lines of record in Book 4460, pages 54 and 55, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 856 Oakwood Terrace Drive (House Number) (Street) Antioch, TN 37013 (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 Whereever 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 11th day of January, 1990

James L. Hodge

Karen S. Hodge

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, James L. Hodge and Karen S. Hodge
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 11th day of January 19 90.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
James L. Hodge and wife,

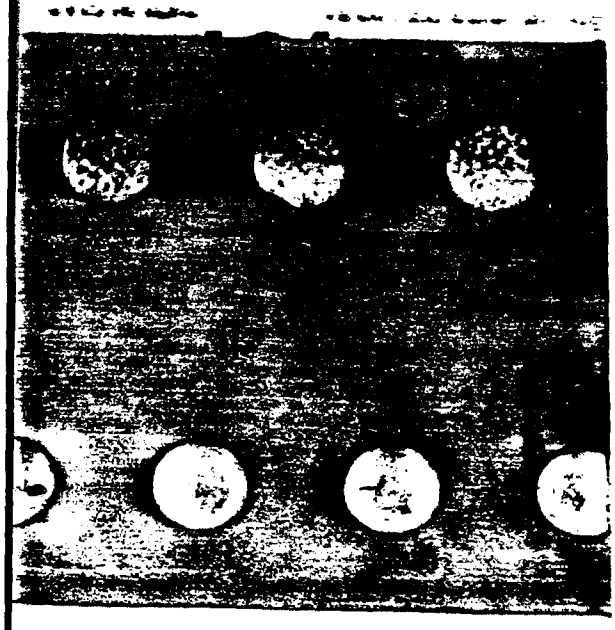
Karen S. Hodge

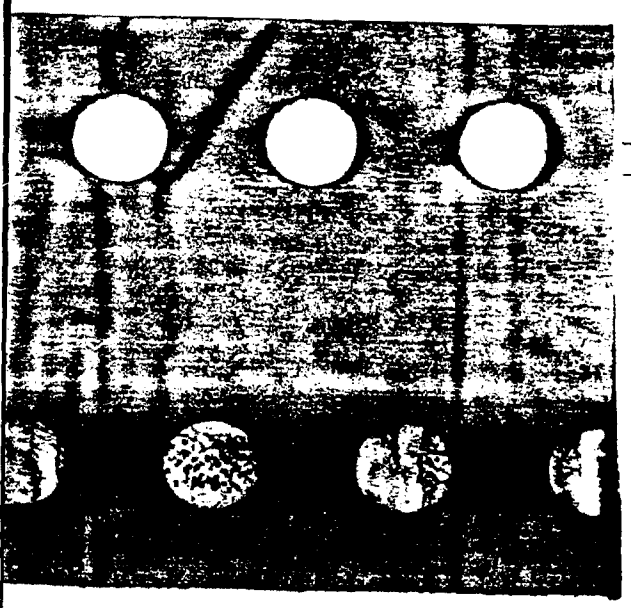
TO
Donald Thomas Hagan

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





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	59750.00
CON TX	197.01
PRFEE	1.00
WDEED	6.00
TOTAL	204.01
CHECK	204.01

01/12/90 01 10:59 0001 2671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.9.6.8.

IDENTIFI REFERENCE

JAN 12 10 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283787