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mail

Prepared by Jefferson H. Ockerman, Esq., 144 Second Ave., N., Nashville, TN 37201 (615) 254-5777

APR 26 4 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.
REGISTER

IDENTIF. REFERENCE

09912

WARRANTY DEED

Address New Owners as Follows:	Send Tax Bill To:	Map/Parcel Number
Phillip L. Davidson Stephanie Humphrey 296 Bonnaspring Drive Hermitage, TN 37076	Same	075-09-233-09 04D 31014

FOR AND IN CONSIDERATION OF THE SUM OF Forty-Six Thousand and NO/100 Dollars ($46,000.00), the receipt of which is hereby acknowledged, W. David Hankins and wife, Ellen C. Hankins ("Grantor") has bargained and sold and by these presents does hereby grant and convey unto Phillip L. Davidson, unmarried, and Stephanie Humphrey, unmarried ("Grantee") as tenants-in-common, their heirs and assigns forever, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1097, on the plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for said County.

Said Lot No. 1097 fronts 86.15 feet on the westerly margin of Bonnaspring Drive and runs back between lines measuring 142.73 feet on the northerly line and 120.67 feet on the southerly line to a dead line in the rear measuring 78.05 feet thereon.

Being the same property conveyed to W. David Hankins and wife, Ellen C. Hankins, by deed from William F. Mann and wife Sarah Nell Mann of record in Book 4569, page 326, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property above-described, together with the privileges and appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever, in fee simple with covenant of general warranty; and Grantor for Grantee's heirs and assigns does covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to sell and convey the same to Grantee, and that the same is unencumbered. Grantor warrants and represents that the indebtedness secured by that certain deed of trust of record at Deed Book 7557, page 600 dated May 10, 1988 has been paid in full. Grantor further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons. Further, Grantor is lending to Grantee the sum of $10,000.00, by Note of even date secured by a deed of trust on said real property of even date.

This is improved property known as 296 Bonnaspring Drive, Hermitage, Tennessee 37076.

WITNESS the signatures below this 15 day of April, 1991.

W. David Hankins

Ellen C. Hankins

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, Michael Fichter, Notary Public in and for said County and State, the within named W. David Hankins and Ellen C. 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 Rockville MD, this 15th day of April, 1991.

Notary Public

My Commission Expires: 9-1-92

The actual consideration or value whichever is greater, for this transfer is $46,000.00

Subscribed and sworn to before me, this the 15 day of April, 1991.

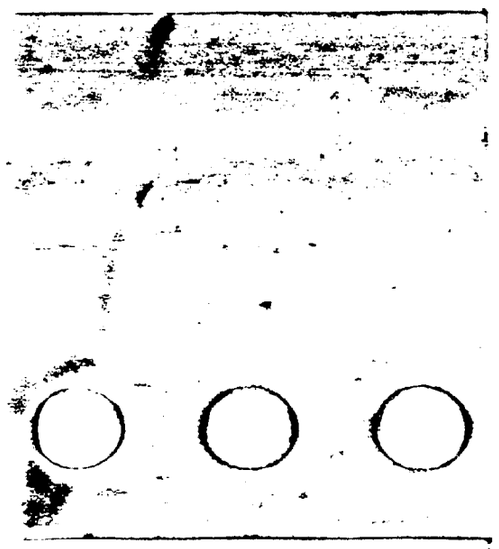
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 1, 1992

APR 26 01:01 PM CHECK 158.80

OFFICIAL RECEIPT

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



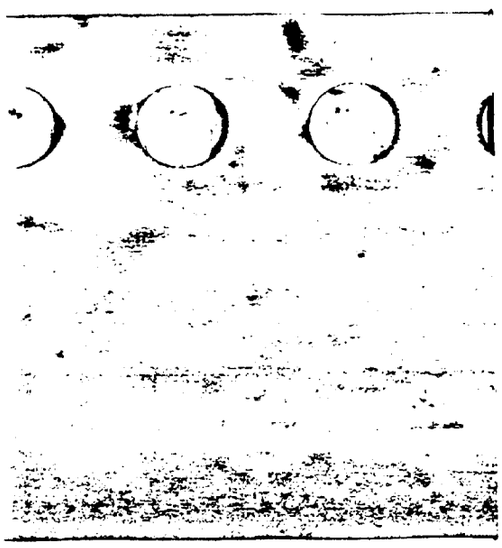
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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 46000.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TX 151.80
PRFEE 1.00
WDEED 6.00
TOTAL 158.80
CHECK 158.80

04/26/91 01 16:18 0001 B64

09912

IDENTIF. TREFERENCE

APR 26 4 20 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 416639