FILE BOX 61

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

BOOK 8421 PAGE 374

FROM: Wade M. Craig, Jr., Trustee of Hogan Childrens' Trust ("GRANTOR")

TO: John D. Hainsworth and Susan K. Hainsworth, husband and wife ("GRANTEES")

PROPERTY ADDRESS:
3715 Richland Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Leader Federal
152 Madison Ave
Memphis, TN 38103-2414

MAP 104-9 PARCEL 116:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Wade M. Craig, Jr., Trustee of Hogan Childrens' Trust, GRANTOR, with full power to transfer, sell and convey, has bargained and sold, and by these presents does transfer and convey unto John D. Hainsworth and Susan K. Hainsworth, husband and wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26 of Block 7 on the Plan of Richland Realty Company's First Subdivision, Division "A", as of record in Book 161, Page 151, showing the same divided into blocks, but not showing the subdivision of the blocks into small lots.
>
> According to a printed copy of an unregistered plan showing subdivision of said blocks into small lots, said Lot No. 26 fronts 100 feet on the southerly side of Richland Avenue and runs back between parallel lines 200 feet to the northerly line of Not No. 25, the westerly line of said lot being 400 feet east of the easterly margin of Christopher Street.
>
> Being the same property conveyed to Wade M. Craig, Jr., Trustee, by Quitclaim Deed from Richard F. Hogan and Polly C. Hogan, of record in Book 7827, page 730, Register's Office for Davidson County, Tennessee.

This is improved property known as 3715 Richland Avenue, Nashville, Tennessee 37205.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1991 real property taxes, which have been prorated between the parties and payment therefor is the responsibility of GRANTEES.

And GRANTOR does further covenant and bind himself to warrant and defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by or through him as Trustee.

WITNESS my hand this 13 day of August, 1991.

GRANTOR:

Wade M. Craig, Jr., Trustee of Hogan Childrens' Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the said Wade M. Craig, Jr., Trustee of the Hogan Childrens' Trust, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, on this the 13 day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 5/11/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 285,000.00 .

AFFIANT

Subscribed and sworn to before me, this 13 day of August, 1991.

NOTARY PUBLIC

My Commission Expires:

5/11/95

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

AMT
285000.00
CON TX 1054.50
PRFEE 1.00
MTGFEE 6.00
TOTAL 1061.50
CHECK 1061.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3544

3 9 3 0 1

Aug 15 11 28 AM '91

No. 450478