File Box 52

BOOK 9602 PG 987

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Jerry Lanham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 95

Brenda L. Bowman
Notary Public

MY COMMISSION EXPIRES: 3/16/95
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Thomas Lanham (NAME)	Jerry Thomas Lanham (NAME)	72-14-133 and
2420 Little Avenue (ADDRESS)	455 Tyler Court (ADDRESS)	72-14-134
Nashville, Tennessee (CITY) (STATE) (ZIP)	Cottontown, Tennessee 37048 (CITY) (STATE) (ZIP)	

FOR AND 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, Susan Hopkins Deluna and Frank E. Hopkins and Elna Hopkins Kirksey and Lois Hopkins Byrd, as heirs-at-law of the Estate of Pauline Hopkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Thomas Lanham and wife, Pamela J. Lanham

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:

Tract I: A part of H. W. Ward's Subdivision of part of Brownsville of record in Book 974, page 4, R.O.D.C. Tennessee, described as follows:

Being Lot No. 11 of said subdivision fronting 60 feet on the north side of Ward Avenue, and running back northerly between parallel lines 152 feet on the west line and 153 feet 6 inches on the east line to the southerly margin of a ten foot alley.

Tract II: A part of H. W. Ward's Subdivision of part of Brownsville of record in Book 974, page 4, R.O.D.C. Tennessee, described as follows:

Being Lot No. 12 of said subdivision fronting 58 feet on the north side of Ward Avenue and running back northerly between parallel lines 150.6 feet on the west line and 152 feet on the east line to the southerly margin of a ten foot alley.

Being the same property conveyed to Irvin Hopkins and wife, Pauline Hopkins by deed from H. W. Ward and wife, M. C. Ward of record in Book 1160, page 469 (lot 11) and as conveyed to Victor Irvin Hopkins and wife, Pauline Warden Hopkins by deed from H. W. Ward and wife, M. C. Ward of record in Book 1166, page 5, (lot 12) Register's Office for Davidson County, Tennessee. The said Pauline Warden Hopkins having since died, being predeceased by Victor Irvin Hopkins.

Alan DeLuna, husband of Susan Hopkins DeLuna, Freddie W. Byrd, husband of Lois Hopkins Byrd and Annie Hopkins, wife of Frank E. Hopkins joins in this instrument to convey any interest they may have by virtue of their marriages.

unimproved (X)
This is improved ( ) property, known as 2420 Little Avenue, Nashville, Tennessee and Lot 11 Ward Avenue Nashville, TN
(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 hand s this 23rd day of February 19 95

Susan Hopkins DeLuna — Susan Hopkins DeLuna
Alan DeLuna — Alan DeLuna
Elna Hopkins Kirksey — Elna Hopkins Kirksey
Frank E. Hopkins by his attorney in fact Lisa Hopkins — Frank E. Hopkins
Lois Hopkins Byrd — Lois Hopkins Byrd
Freddie W. Byrd — Freddie W. Byrd
Annie Hopkins by her attorney in fact Lisa Hopkins — Annie Hopkins

BOOK 9502 PG 988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned ~~DeLuna~~, a Notary Public in and for said County and State, the within named Susan Hopkins DeLuna and Frank E. Hopkins and Elna Hopkins Kirksey and Lois Hopkins Byrd, as heirs-at-law and Alan DeLuna husband of Susan Hopkins DeLuna, Freddie W. Byrd, husband of Lois Hopkins Byrd the bargainor s, 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 23rd day of February A.D. 19 95

Commission expires 3/7/95

Brenda R Lehmann
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

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 Lisa Hopkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frank E. Hopkins and wife, Annie Hopkins, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Frank E. Hopkins and wife, Annie Hopkins. WITNESS my hand and official seal at Brentwood, Tennessee, February 23, 1995.

Brenda R Lehmann
Notary Public

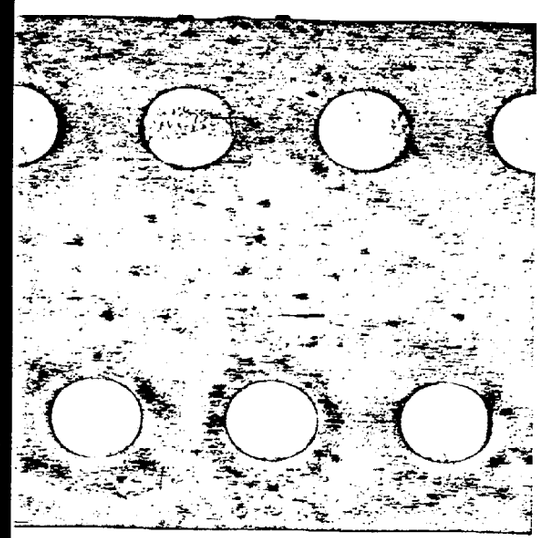
My Commission Expires: 3/7/95

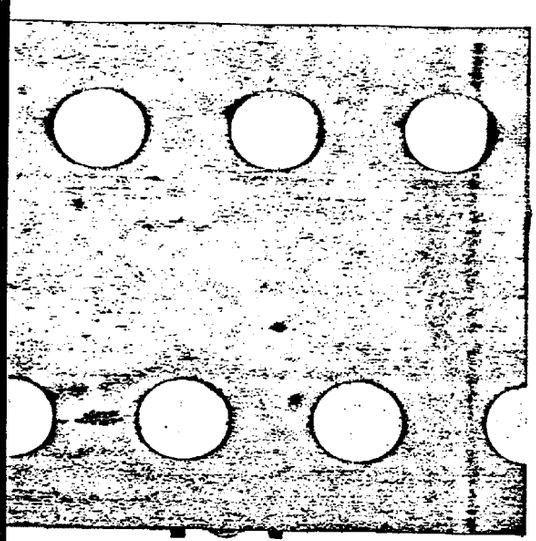
BRENDA LEHMANN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

95 FEB 24 AM 10:15
FELIX [illegible] CLERK & MASTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
36839

4652 02/24 0101 CASHIER
64.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9602 PG 989

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
TOTAL	64.50
CHECK	64.50

02/24/95 01 10:14 0001 4652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36839
IDENTIF. & REFERENCE

95 FEB 24 AM 10: 15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884332