STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur L. Williams, II	Bank of America, F.S.B.	MAP 150-2
(NAME)	(NAME)	
3151 Justin Towne Ct.	P.O. Box 26388	PARCEL 123
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23260-6388	
(CITY) (STATE) (ZIP)	(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, Steven L. Hanson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur L. Williams, II

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:

LAND in Davidson being Lot No. 17b on the Plan of Justin Towne Resubdivision of Lot Nos. 13 through 26, Section II, of record in Plat Book 5200, page 528 and re-recorded as Zone Lot Division of Lot 15, 17 and 20 in Book 5200, page 619, Register's for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven L. Hanson and wife, Melanie A. Hanson by deed from William M. Henris and wife, Catherine R. Henris of record in Book 7750, page 962, Register's Office for Davidson County, Tennessee. And further conveyed to Steven L. Hanson by Quitclaim Deed from Melanie A. Hanson of record in Book 9596, page 796, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6145, page 443, Register's Office for Davidson County, Tennessee.

Plan of record in Book 5200, page 619, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

Deed of Trust from Steven L. Hanson and wife, Melanie A. Hanson in favor of Sovran Bank of record in Book 7058, page 430, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3151 Justin Towne Ct., Antioch, TN 37013
(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 my hand this 1st day of March, 19 95

Steven L. Hanson by Susan W. Cobbs, Atty In fact
Steven L. Hanson

STATE OF TENNESSEE

BOOK 9614 PG 973

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven L. Hanson

the bargainor _____, 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. Witness my hand and official seal at Franklin, Tennessee, this 1st day of March 19 95.

Commission expires _____

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 _____

3904 03/09 0101 03CHECK 231.00

Notary Public

State of Tennessee
County of Williamson

Before me, the undersigned, a notary public, in and for said county, Susan Kelton, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Steven L. Hanson, the bargainor, and who being authorized to do so did execute the foregoing instrument for the purposes therein contained.

Witness my hand this 1 day of Mar., 1995.

Notary Public

My Commission Expires: 11/8/97

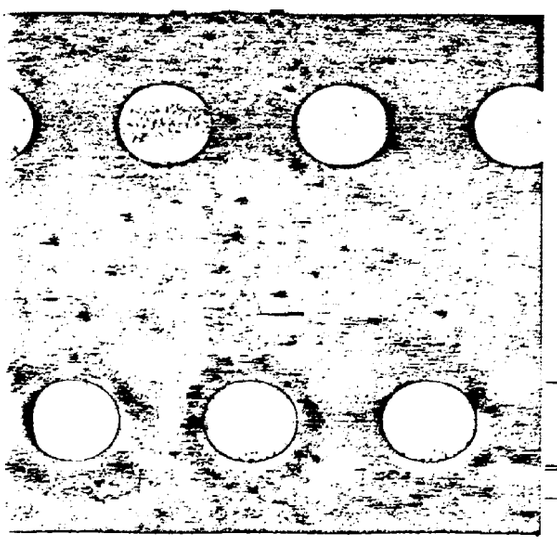
DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON

95 MAR -9 AM 11:16

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

40709



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

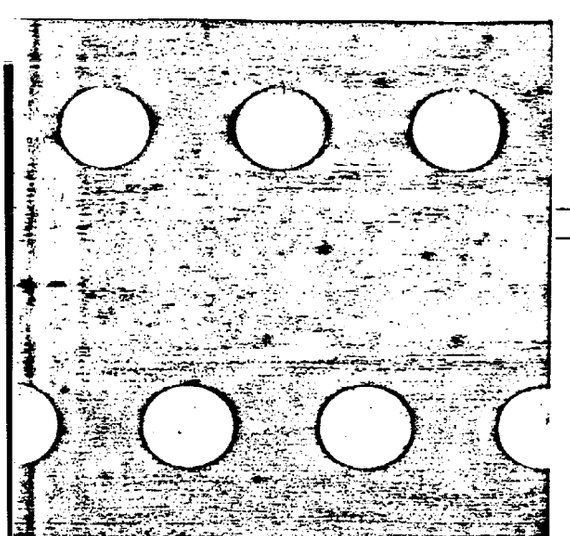
RECEIVED OF _____

FOR _____

BOOK 9614 PG 974

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL ~~231.00~~
CHECK ~~231.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/09/95 01 11:17 0001 8904

40709
IDENTIF. ↑ REFERENCE

95 MAR -9 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 888528