60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9758 PG 392

ADDRESS NEW OWNER:
Diane M. Wells
904 Ginger Ct.
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 160-15
GROUP
PARCEL 33

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles S. Hoeppner and wife, Kathryn F. Hoeppner hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Diane M. Wells, married, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hearthstone, Phase 9, of record in Book 6900, page 374, said Register's Office.

Being the same property conveyed to Charles S. Hoeppner and wife, Kathryn F. Hoeppner by deed from Radnor Homes, Inc. of record in Book 7912, page 3, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 Ginger Ct., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Diane M. Wells, married, her heirs and assigns, forever; and we, Charles S. Hoeppner and wife, Kathryn F. Hoeppner do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of August, 1995.

Charles S. Hoeppner

Kathryn F. Hoeppner

95 AUG 10 AM 9:57
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0087991

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles S. Hoeppner and wife, Kathryn F. Hoeppner the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: January 4 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 199,900.00.

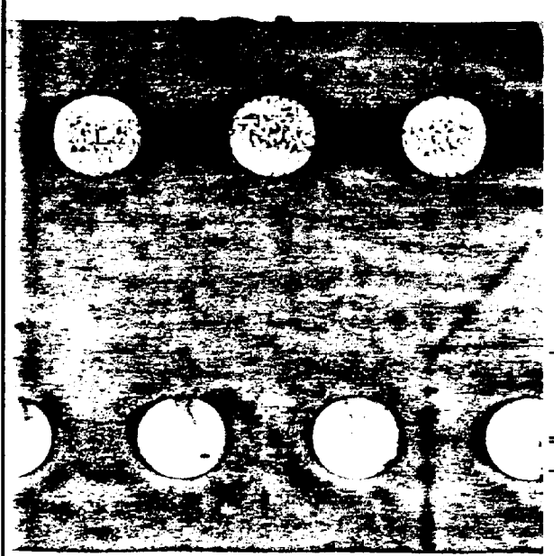
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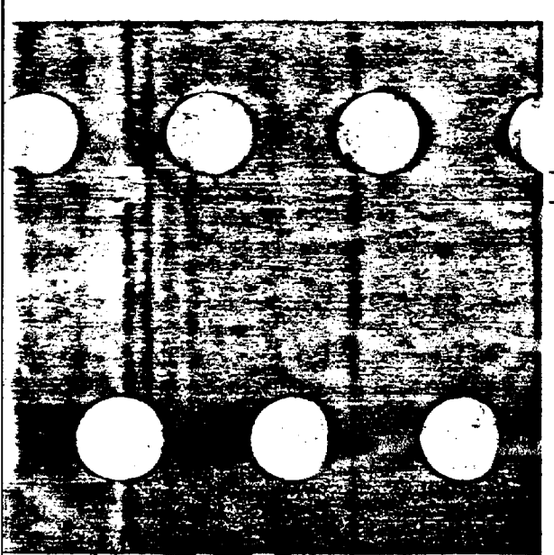
Subscribed and sworn to before me this 8th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: January 5 1997

95 SEP 20 0101 03CHECK 748.63





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

RECEIVED OF _____

FOR _____

BOOK 9758 PG 394

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
199900.00
CON TX 739.63
PRFEE 1.00
WDEED 8.00
TOTAL 748.63
CHECK 748.63

08/10/95 01 09:57 0001 0855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087991
IDENTIF. # REFERENCE

95 AUG 10 AM 9:57

FELIX Z. WILSON, JR. II REGISTER
DAVIDSON COUNTY, TN.

No. 939860