STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00.

Travis W. Hahn
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1995.

Diane M. Cathey
Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Travis W. Hahn 504 Wilma Ct. Old Hickory, TN 37138	SAME AS NEW OWNER	53-16-175

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **CHARLES E. RHOTEN and wife, CAROLE RHOTEN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **TRAVIS W. HAHN**, (the "Grantees), his heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 44 on the Plan of King Court, Section Three, of record in Plat Book 7900, page 958, Register's Office, Davidson County, Tennessdee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten, by deed from Alla R. King, a widow, of record in Book 9402, page 3, Register's Office, Davidson County, Tennessee.

This is unimproved property known as 504 Wilma Court (TWH), Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except: (1) 1995 State & County taxes to be paid in full by Seller, except buyer shall reimburse Seller for any additional tax or "roll back tax" assessed due to construction of improvements on said lots.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 on the day and date acknowledged below.

CHARLES E. RHOTEN

CAROLE RHOTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Carole Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of August, 1995.

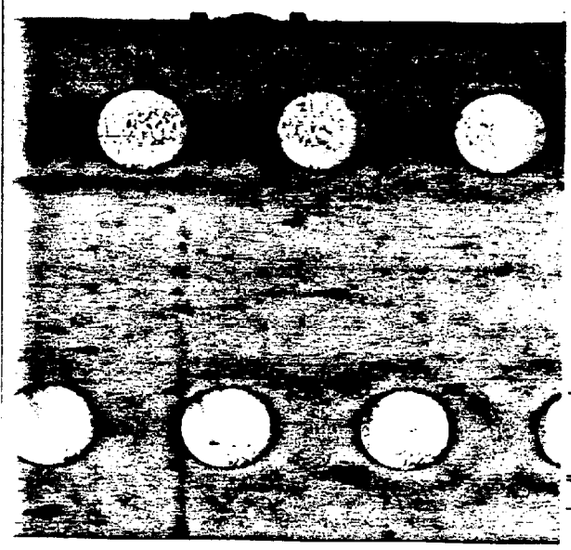
NOTARY PUBLIC

My Commission Expires: 4/21/96

00091384
IDENTIF. & REFERENCE

95 AUG 21 AM 10:36
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4495 08/21 1401 03CHECK $2.65



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

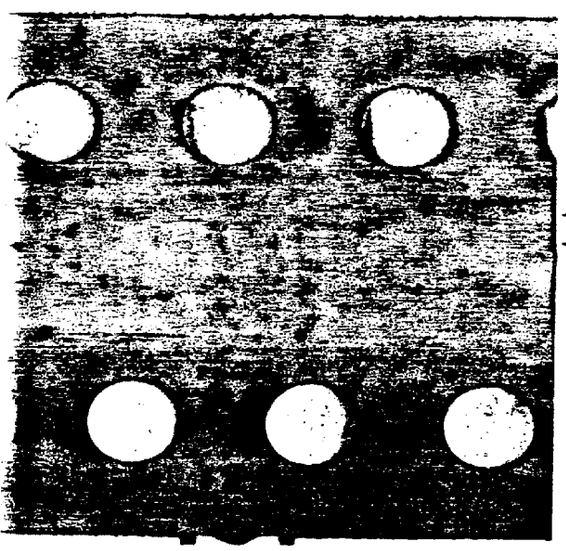
RECEIVED OF _____

FOR _____

BOOK 9767 PG 955

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 14500.00
CON TX 53.65
PRFEE 1.00
MRFEE 8.00
TOTAL 62.65
CHECK 62.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/95 01 10:40 0001 4498

0091384
IDENTIF. ← REFERENCE

95 AUG 21 AM 10:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943458