0116230

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 NOV -1 AM 10:27

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37070
Dav. Co. File: Box 8

BOOK 9845 PG 249

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd C. Hanson Linda M. Hanson 317 Brandiwood Court Old Hickory, TN 37138	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 064-09-242 04D 91110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Fogarty and spouse, Cynthia A. Fogarty,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd C. Hanson and spouse, Linda M. Hanson,** hereinafter called the **Grantee**, Grantee's 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. 82 on the plan of Southfork Subdivision, Section One, of record in Book 6250, page 384 and 385, Register's Office for said County.

SAID Lot No. 82 fronts 26.20 feet on the northwesterly margin of Brandiwood Court and extends back 117.28 feet on the northeasterly line and 143.11 feet on the southwesterly line to a broken line in the rear, measuring 118.31 feet thereon.

BEING the same property conveyed to David M. Fogarty and wife, Cynthia A. Fogarty by deed from Centex Homes Corporation, a Nevada Corporation, of record in Book 7051, page 508, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 6596 Page 797 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 317 Brandiwood Court, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BK/PG 9845:259

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 1995.

David M. Fogarty

Cynthia A. Fogarty

State of Tennessee
County of Davidson

On this 30th day of October, 1995, before me the undersigned authority, personally appeared **David M. Fogarty** and **Cynthia A. Fogarty**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/98

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 91000.00

Affiant

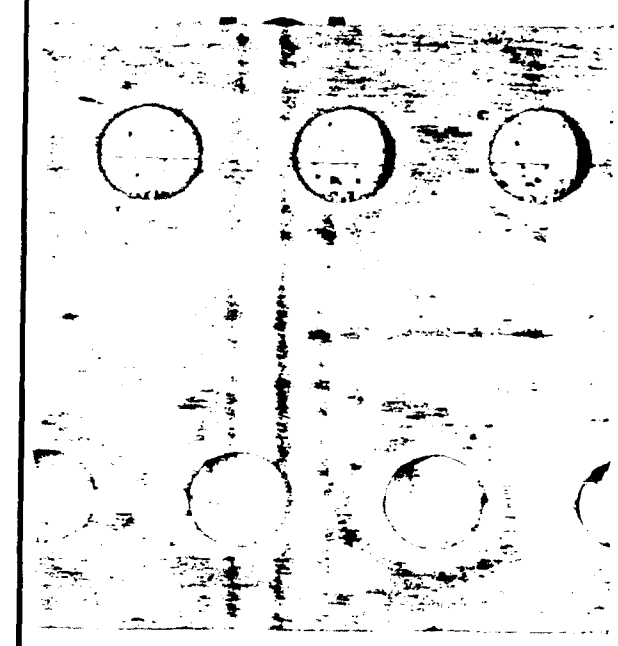
Sworn and subscribed before me on the 30th day of October, 1995.

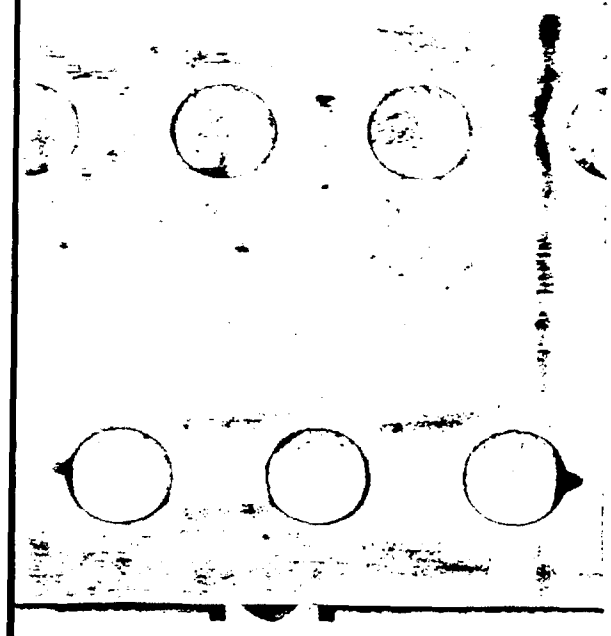
My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/98

Notary Public

3259 11/01 0101 03CHECK 345.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9845 PG 251

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 91000.00
CDN TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70

11/01/95 01 10:27 0001 3259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01118230
IDENTIFICATION REFERENCE

95 NOV -1 AM 10:27
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 971900