BOOK 9865 PG 366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 95

Notary Public

MY COMMISSION EXPIRES: 2-27-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK K. GERARD (NAME)	SAME (NAME)	MAP 34-03
2136 EAST HILL DRIVE (ADDRESS)	(ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	65

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, JAN L. HAGERMAN AND WIFE, EMMA L. HAGERMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK K. GERARD AND WIFE, LORRAINE J. GERARD

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 County, Tennessee, being Lot No. 172 on the Plan of Section V, Shepherd Hills, as of record in Book 2854, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JAN L. HAGERMAN AND WIFE, EMMA L. HAGERMAN by Deed of record in Book 3917, page 1, Register's Office for Davidson County, Tennessee.

0124966

IDENTIFICATION REFERENCE

MAIL ENV.

95 NOV 21 AM 8:56

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2136 EAST HILL DRIVE, MADISON, TN 37115
(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 20th day of November 19 95

Jan L. Hagerman
JAN L. HAGERMAN

Emma L. Hagerman
EMMA L. HAGERMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9865 PG 367

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAN L. HAGERMAN AND WIFE, EMMA L. HAGERMAN

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 GOODLETTSVILLE, Tennessee, this 20th day of November 1996.

Commission expires 11/20/96

Notary Public

NOTARY PUBLIC LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

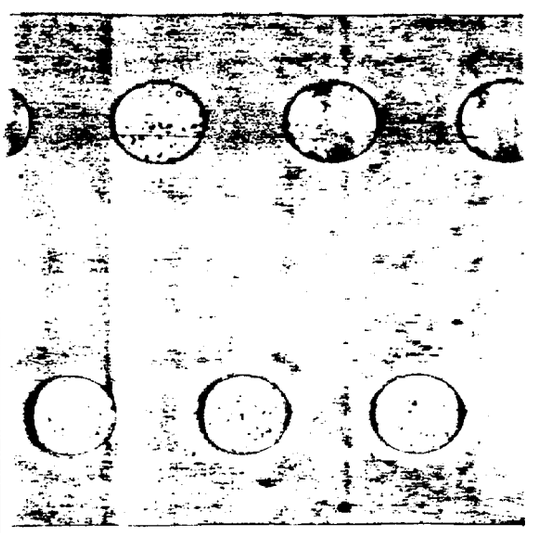
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0550 11/21 01:01 03CHECK 434.50





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

RECEIVED OF _____

FOR _____

BOOK 9865 PG 368

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	434.50
			CHECK	434.50
11/21/95	01		08:56 0001	0550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124966
IDENTIF. & REFERENCE

95 NOV 21 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979091