BOOK 9906 PG 137

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jackie Hatcher and	Same	Map #092-020
Benny Lee Sanitago		Parcel #344.00
601 Glenpark Ct.		
Nashville, TN 37217		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 17,200.00 .

Benny Lee Sanitago
Affiant

SWORN TO AND SUBSCRIBED before me this the 2nd day of January 199 6 .

Notary Public

My Commission Expires: 4/27/99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, SHERRAN BURROWS, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto JACKIE HATCHER and BENNY LEE SANITAGO, as tenants in common each holding a one-half undivided interest, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 in the Bransford Realty Company's Subdivision of part of E.T. Holman's Subdivision and part of Mrs. E.S. Clark's Subdivision, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 35 feet on the north side of Hefferan Street, and extends back northerly between parallel lines, 177.75 feet more or less on its western margin and 178.1 feet more or less on its eastern margin, to an alley in the rear.

BEING the same property conveyed to Sherran Burrows, by deed from James E. Douglas, of record in Book 8851, page 717, Register's Office for Davidson County, Tennessee.

CONVEYANCE of said property is made subject to the following: The plan of record in Book 421, page 90, said Register's Office and Sanitary Sewer and/or Storm Drainage Easement of record in Book 4160, page 294 said Register's Office.

This is improved property, known as 2414 Meharry Blvd., Nashville, Tennessee.

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, successors and assigns forever, and the said Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the said Grantor further covenants and bind herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of December 1995.

Sherran Burrows
SHERRAN BURROWS

STATE OF ALABAMA)
COUNTY OF MADISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERRAN BURROWS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Huntsville, Alabama, on this the 30th day of December 1995.

Kris R. Duncan
Notary Public

My Commission Expires: Sept 12, 99

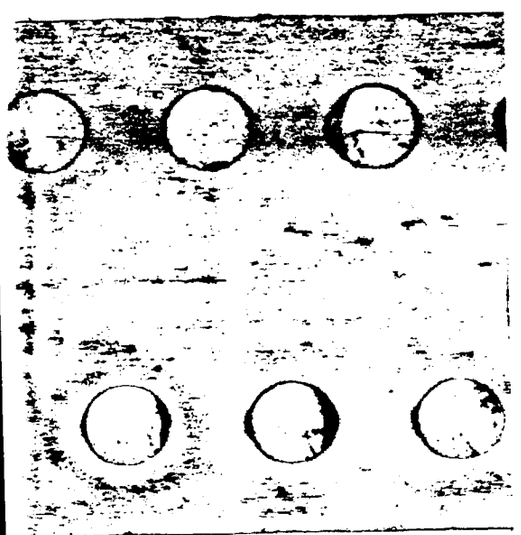
KRIS R. DUNCAN NOTARY PUBLIC ALABAMA

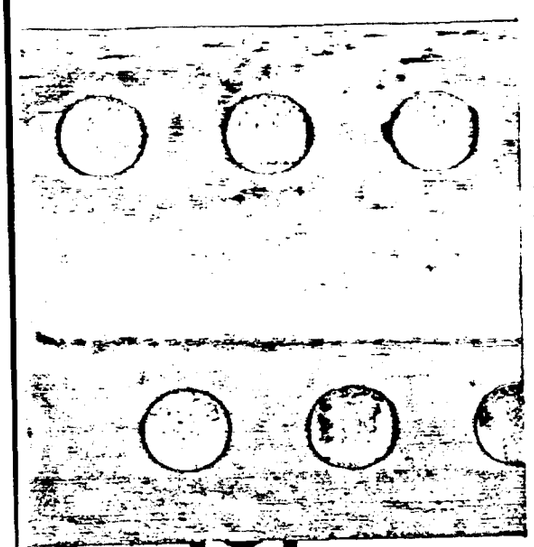
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IDENTIF. # REFERENCE

96 JAN -2 PM 2:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9906 PG 139

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 17200.00
CON TX 63.64
PRFEE 1.00
WDEED 8.00
TOTAL 72.64
CHECK 72.64

01/02/96 01 14:48 0001 3867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137202
IDENTIF. # REFERENCE

96 JAN -2 PM 2:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 992237