WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 9919:901
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 8-4-96
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
JEFF G., ESTEPP (NAME)	SAME (NAME)	MAP 83-09
4715 GRANNY WHITE PIKE (ADDRESS)	(NAME) (ADDRESS)	PARCEL 281
NASHVILLE, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, W. D. HANCOCK, by and through MARY HANCOCK and wife, MARY HANCOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN M. FORD AND JEFF C. ESTEPP

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. 21 on the plan of J. J. Tamble Tract, of record in Book 421, page 29, 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 W. D. HANCOCK AND WIFE, MARY HANCOCK by Deed of record in Book 9662, page 545, and originally in Deed of record in Book 5209, page 84, Register's Office for Davidson County, Tennessee.

MARY HANCOCK executes this instrument as Attorney in Fact for WILLIAM D. HANCOCK pursuant to Power of Attorney of record in Book 7752, page 821, Register's Office for Davidson County, Tennessee.

W. D. HANCOCK AND WILLIAM D. HANCOCK are one and the same person.

0141554
IDENTIFICATION REFERENCE

95 JAN 17 PM 12:00
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 403 NORTH 15TH STREET, NASHVILLE, TN
(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 my our hand s this 16th day of January 19 96

W. D. HANCOCK

MARY HANCOCK

BY: Mary Hancock Attorney in fact
MARY HANCOCK, ATTORNEY IN FACT

BOOK 9919 PG 902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY HANCOCK

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 GOODLETTSVILLE Tennessee this 16th day of January, 19 96.

Commission expires 8-4-96

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, MARY HANCOCK, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for W. D. HANCOCK and is authorized by W. D. HANCOCK to execute this instrument on his behalf.

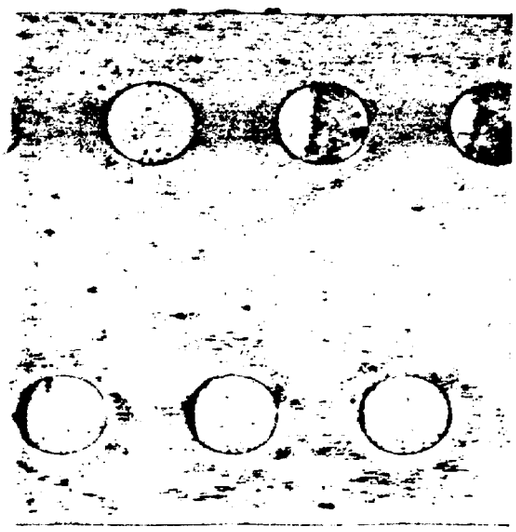
Witness my hand and official seal this 16th day of January, 1996.

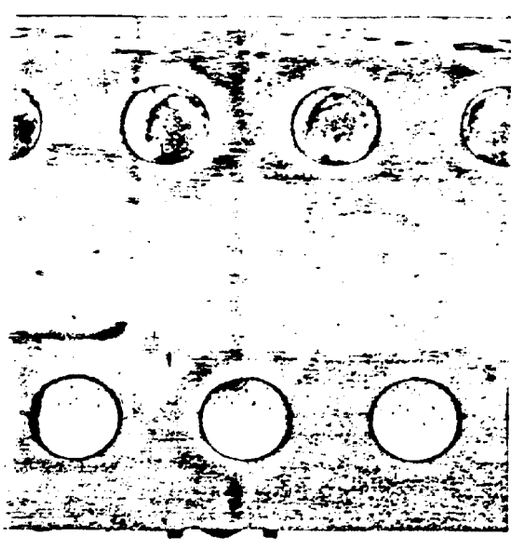
_____
NOTARY PUBLIC

My commission expires: 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECEIVED FOR RECORD
96 JAN 17 AM 8:41
SUMNER COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9919 PG 903

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	37950.00
CON TX	140.23
PRFEE	1.00
WDEED	8.00
TOTAL	149.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 149.23

[illegible] 01 [illegible] 3502

0141554
IDENTIF. & REFERENCE

93 JUN 17 PM 12:00
[illegible]
DAVIDSON COUNTY, TN.

No. 996809