STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $104,500.00.

Subscribed and sworn to before me, this 11TH day of APRIL, 1996.

PATRICIA MAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Affiant

Notary Public

My Commission Expires MAY 30, 1999

Return to:

WARRANTY DEED

T-3694

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION, 1161 MURFREESBORO ROAD, STE 324, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: JOHN H. ELIZER and wife, TAMMY L. ELIZER	NAME: SAME
STREET ADDRESS: 1248 JACKSON HILL	STREET ADDRESS:
CITY: HERMITAGE STATE: TN	CITY: STATE:
ZIP CODE: 37076 MAP & PARCEL NO. 086-07-0/108.00	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John B. Hoover and wife, Kimberly L. Hoover

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO John H. Elizer and wife, Tammy L. Elizer,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot No. 85 on the Plan of Jackson's Retreat, Phase 2, of record in Plat Book 5200, page 673, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed unto John B. Hoover and wife, Kimberly L. Hoover, by Deed recorded October 6, 1987, in Deed Book 7372, Page 179, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1248 JACKSON HILL, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 11TH DAY OF APRIL, 1996.

JOHN B. HOOVER

KIMBERLY L. HOOVER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of APRIL, 1996, before me personally appeared JOHN B. HOOVER and wife, KIMBERLY L. KIMBERLY, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

PATRICIA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

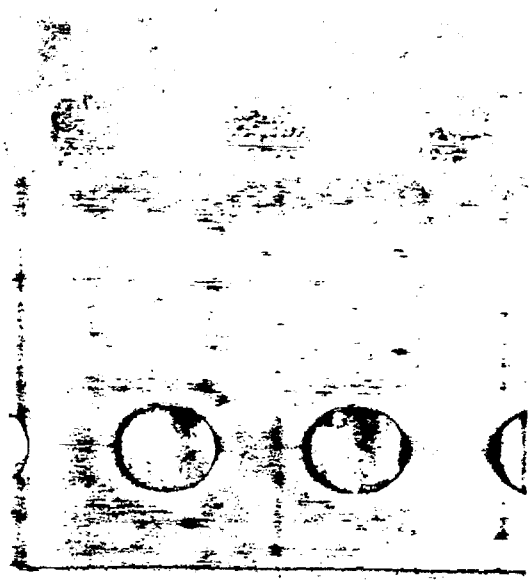
My Commission Expires MAY 30, 1999

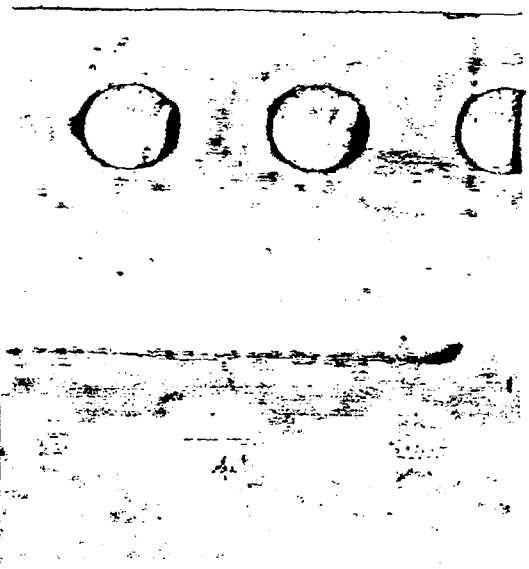
WARRANTY DEED

0171816
IDENTIF. & REFERENCE

95 APR 15 AM 10:46

REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10016 PG 671

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

CAPT	104500.00
CON TX	386.65
PRFEE	1.00
MTGEE	3.00
TOTAL	395.65
CHECK	395.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171816 IDENTIF. ↗ REFERENCE

96 APR 16 AM 10:4[illegible]

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 1028960