THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10104 PG 458

OUR FILE NUMBER: 5405

MAP/GROUP/PARCEL
051-07-0/090.00

NEW OWNER'S NAME AND ADDRESS:
Nemo and Emily M. Hatcher
207 West Due West Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owners

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Frederick L. Vanderveer and wife, Nancy L. Vanderveer, hereinafter called Grantors, do hereby transfer and convey unto Nemo Hatcher and wife, Emily M. Hatcher, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Oakland Acres Subdivision, Part 1, of record in Book 1424, page 53, Register's Office for Davidson County, Tennessee.
>
> BEGINNING on the southerly margin of Due West Avenue, at the corner of Lots Nos. 13 and 14; thence with said Avenue, westwardly 149.7 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, southwestwardly 38.8 feet to the easterly margin of an unnamed street; thence with said street, southwardly 182.1 feet; thence South 77 degrees 12' East 183.1 feet to the corner of said Lots Nos. 13 and 14; thence with the line between said lots, northwardly 244.6 feet to the beginning.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 8045, Page 44, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Frederick L. Vanderveer

Nancy L. Vanderveer

95 JUL -1 AM 10:05

0190360

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

BOOK 10104 PG 459

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Frederick L. Vanderveer and wife, Nancy L. Vanderveer, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th [illegible] 1996.

Janet L Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-15-2000
STATE OF TENNESSEE
COUNTY OF SUMNER

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

The actual consideration or value whichever is greater for [illegible] $130,000.00.

Nancy Vanderveer
AFFIANT

Sworn to and subscribed before me, this the 15th day of June, 1996.

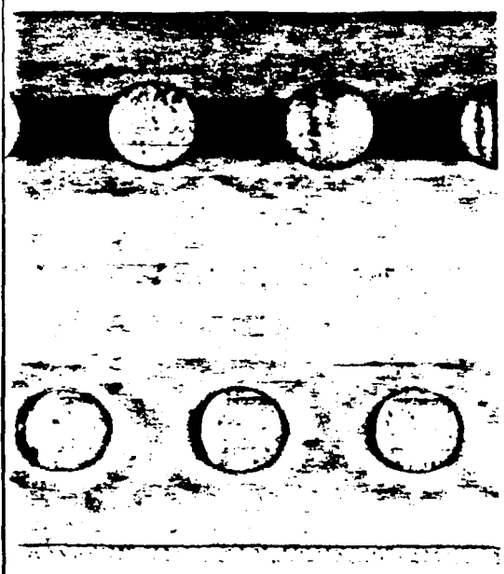
Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Return To: Greater Nashville Title & Closing Company
223 Madison St. S-102
Madison, TN 37115

REAL ESTATE TAX PAID
$ 0.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 460

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

	AMT
	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
TOTAL	490.00
CHECK	490.00

07/01/96 01 10:13 0001 9562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198360

IDENTIF. & REFERENCE

96 JUL -1 AM 10:05

REGISTER

DAVIDSON CO. TN.

No. 1057305