0209825

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38082
Dav. Co. File: Box 8

95 AUG -1 PM 1:44

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10141 PG 415

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen M. Alexander Dale R. Saxon 1449 Aaronwood Drive Old Hickory, TN 37138	First Republic Mortgage Corporation 3212 West End Ave., Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 63-16-B-138 04D 92919

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Peter Hanel and spouse, Leslie Regina Hanel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen M. Alexander and Dale R. Saxon, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 220 on the plan of Hampton Park (formerly Chitwood Downs) of record in Book 6900, page 405, amended in Book 6900, page 550-552 and corrected in Book 7462, page 445 and amended by Surveyor's Certificate of Correction in Book 8110, page 401 and further amended in Book 8181, page 112, Register's Office for said County.

SAID Lot No. 220 fronts 60.00 feet on the broken southwesterly margin of Aaronwood Drive and extends back 120.01 feet on the northwesterly line and 119.99 feet on the southeasterly line to a dead line in the rear, measuring 60.00 feet thereon.

BEING the same property conveyed to Thomas Peter Hanel and wife, Leslie Regina Hanel by deed from Fox Ridge Homes, Inc. of record in Book 9510, page 541, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7351, Page 852, Book 7451, page 739, Book 7462, page 445, Book 8110, page 401 and Book 8336, page 393, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1449 Aaronwood Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 1996.

Thomas Peter Hanel **Leslie Regina Hanel**

State of Tennessee
County of Davidson

On this 31st day of July, 1996, before me the undersigned authority, personally appeared **Thomas Peter Hanel** and **Leslie Regina Hanel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124900.00

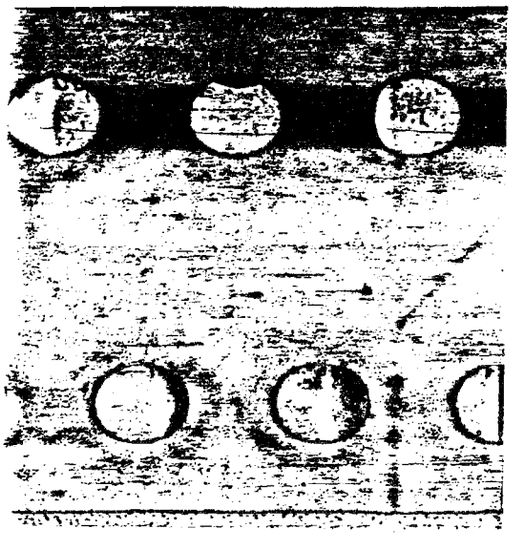
Karen M. Alexander
Affiant

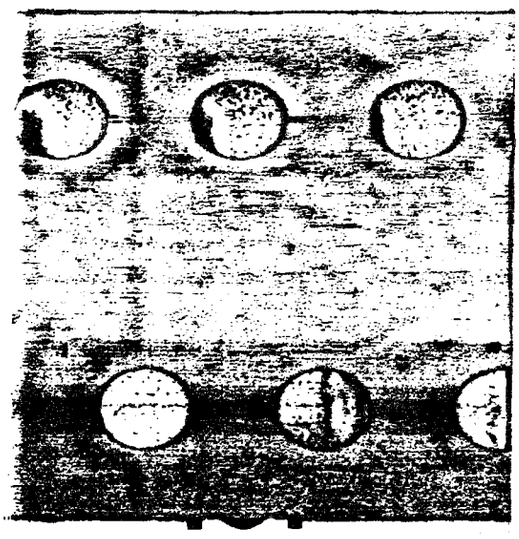
Sworn and subscribed before me on the 31st day of July, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1960 08/01 0101 03CHECK 471





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 417

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 124900.00
				CON TX 462.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 471.13
				CHECK 471.13
08/01/96		01		13:50 0001 1960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209825
IDENTIFICATION REFERENCE

96 AUG -1 PM 1:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069543