PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

BOOK 10144 PG 725

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 1996

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES 10-07-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wayne Hassell	New Owner	11D 82055
(NAME)	(NAME)	
429 Menees Lane		63-113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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,

B. H. Draper and wife, Sarah Louise Draper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Hassell and wife, Barbara E. Hassell

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 the 11th Civil District of Davidson County, Tennessee, being the northeast part of Lot "A" in the division of Lot 4 of the John Menees Lands, as of record in Minute Book "M", page 285 of the County Court and of Lot No. 1 of the J. M. Wray Property, as of record in Minute Book "J", page 323 of the County Court, and shown on a survey made by Harvey Gee, Surveyor, dated April 9, 1946, described as follows:

BEGINNING in the south margin of Meneese Road at a stake, being the northeast corner of Lot "A" and in the line of the property of Morris Estes: thence along Estes' line and the east line of Lot "A", south 1 degree 07' west 946 feet; thence north 89 degrees west 138 feet; thence north 1 degree 07' east 946 feet to the margin of Meneese Road; thence with said Road, south 89 degrees east 138 feet to the beginning, containing 3 acres more or less.

Being the same property conveyed to the within named Grantors by deed of record in Book 4246, Page 289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is ~~unimproved~~ improved XX property, known as 429 Menees Lane (House Number) (Street) Madison, TN 37115 (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 our hand s this 1st day of August, 1996

B. H. Draper

Sarah Louise Draper

STATE OF TENNESSEE
County of Sumner

BOOK 10144 PG 726

Personally appeared before me,
B. H. Draper and wife, Sarah Louise Draper
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

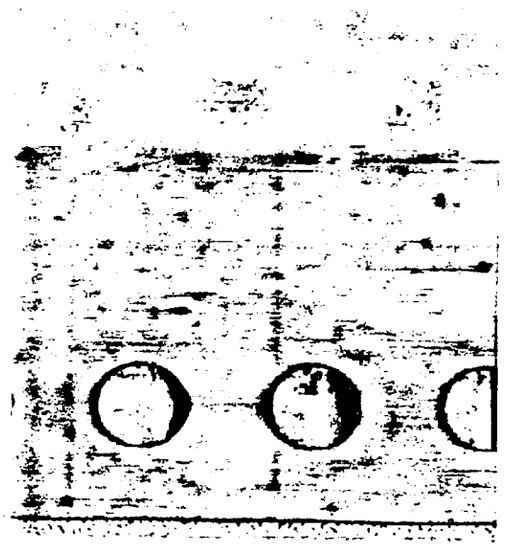
Notary Public

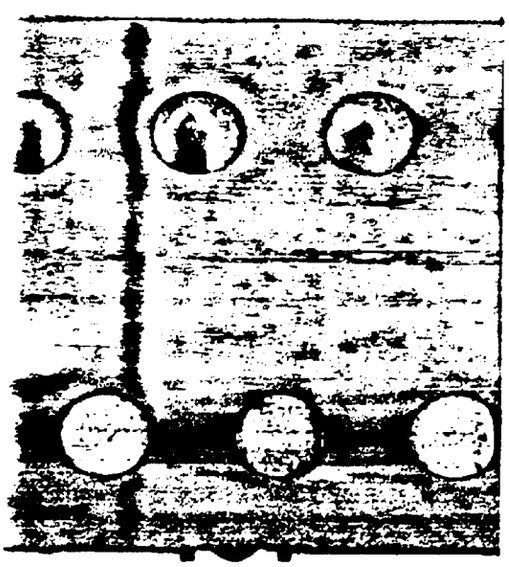
02 10668
IDENTIF. & REFERENCE

96 AUG -5 AM 8:29

REGISTER
DAVIDSON COUNTY, TN.

2855 08/05 0101 03CHECK 663.90





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

RECEIVED OF _____

FOR _____

BOOK 10144 PG 727

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 177000.00
CON TX 654.90
PRFEE 1.00
WDEED 8.00
TOTAL 663.90
CHECK 663.90

08/05/96 01 08:33 0001 2855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210668
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 8:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1070429