0217755

IDENTIFICATION REFERENCE

PICK-UP

This instrument prepared by
and Return to
Leitner, Moffitt, et. al.
First American Center
Nashville, Tennessee 37238

95 AUG 23 PM 3:33 BOOK 10166 PG 399

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

New Owner:	Send Tax Bills To.	Property Address:
Jackie Hatcher & Lee Santiago 601 Glen Park Court Nashville, Tennessee 37217	SAME	1303 Maxey Lane Nashville, TN 37216 MAP PARCEL NUMBER 72-7-222

WARRANTY DEED

This conveyance, made and entered into as of the 22nd day of August, 1996 by and between Nashville Area Habitat for Humanity, Inc., hereinafter referred to as "Grantors", and Jackie Hatcher and Lee Santiago, as Tenants in Common, hereinafter referred to as "Grantees".

Witnesseth: That for and in consideration of Ten ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map showing the tract on McGavock Pike, formerly Maxey Avenue, conveyed by Lizzie Hunley to Sarah E. Quinn, not of record, and described as follows:

Beginning at a point in the south margin of McGavock Pike, 263.6 feet west of the intersection of said Pike with the west margin of Branch Avenue, formerly McKinney Avenue; thence South 3 - 3/4 deg. West 200 feet; thence North 83 1/2 deg. West 50 feet; thence North 3 - 3/4 deg. East 200 feet to the south margin of McGavock Pike; thence with said Pike, South 83 1/2 deg. East 50 feet to the beginning.

Being the same property conveyed to Nashville Area Habitat for Humanity, Inc. by deed from Chester B. Atkins and wife, Leona Atkins, of record in Book 10003, page 241, said Register's Office.

This is improved property known as 1303 Maxey Lane, Nashville, Tennessee 37216.

To have and to hold the aforesaid real estate, together with all the appurtenances and hereditament thereunto belonging or in anyway appertaining unto the said Grantees their heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes, and that Grantor will forever warrant and defend said title and quiet possession against the claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duty authorized so to do) the day and year first above written.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: Patricia H Evans
Name: PATRICIA H EVANS
Title: FINANCE DIRECTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, the within named bargainor, Patricia H. Evans, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be the Finance Director of Nashville Area Habitat for Humanity, Inc., being authorized so to do, and who acknowledged that he/she as such Finance Director executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Finance Director

Witness my hand, at office, this 22nd day of August, 1996.

Notary Public

Commission Expiration: 9/27/97

ELIZABETH H. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $27,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lee Santiago
Affiant

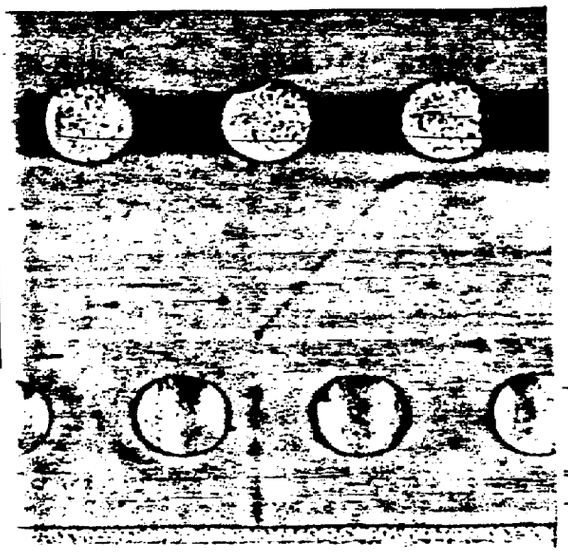
Subscribed and sworn to before me this 20th day of August, 1996.

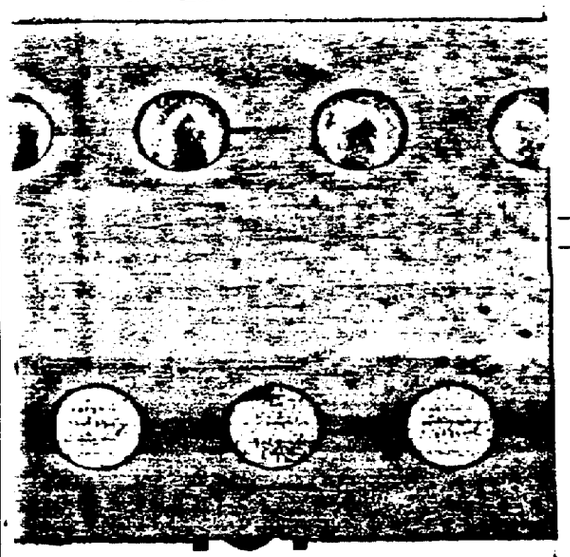
Notary Public
Commission Expires: 9/27/97

ELIZABETH H. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

C:\EMW\CLOSINGS.WDS\HATCHER.1

0444 08/23 0101 03CHECK 110.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10166 PG 401

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 27500.00	
			CON TX 101.75	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 110.75	
			CHECK 110.75	
08/23/96	01		15:39 0001 0444	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217755
IDENTIF. & REFERENCE

96 AUG 23 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022741