60

This Instrument Prepared By:

BOOK 10253 PG 170

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER: Jane Hooper 315 Elberta St. Nashville, Tennessee 37210	SEND TAX BILL: OWNER
MORTGAGEE: Tennessee Teachers Credit Union 1400 8th Ave. S. Nashville, TN 37203	MAP AND PARCEL: MAP 119-5 GROUP PARCEL 176

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Diane Gentry, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jane Hooper, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-subdivision of part of the Cumberland Nurseries of record in Book 161, page 139, said Register's Office.

Being the same property conveyed to Richard L. Higgins, unmarried, by deed from Joyce Henderson, unmarried, of record in Book 9968, page 396, Register's Office for Davidson County, Tennessee. The said Richard L. Higgins having since died and leaving as his sole heir the Grantor herein, Diane Gentry.

This is improved property known as 315 Elberta St., Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jane Hooper, her heirs and assigns, forever; and I, Diane Gentry, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of November, 1996.

Diane Gentry

Diane Gentry

Neil Gentry by Diane Gentry

Neil Gentry by Diane Gentry as Atty. in Fact
Attorney-in-Fact

96 NOV -7 AM 10:06

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

0244569
IDENTIF. & REFERENCE

BOOK 10253 PG 171

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Diane Gentry, individually, and as Power of Attorney for Neil Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

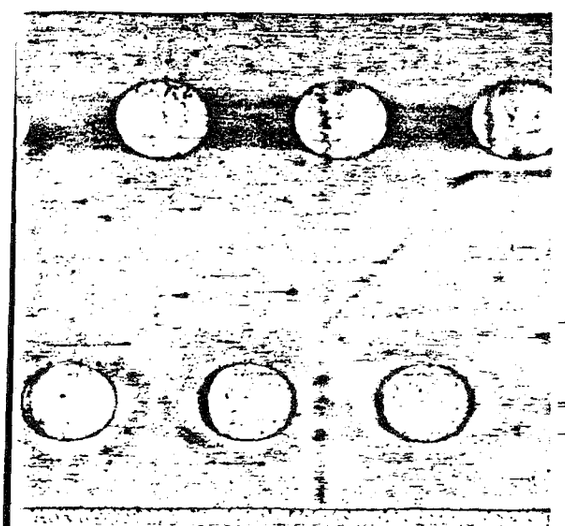
AFFIANT

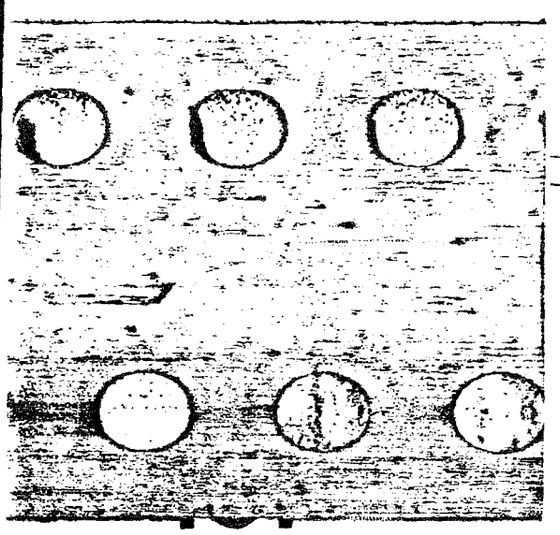
Subscribed and sworn to before me this 4th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

9148 11/07 0101 03CHECK 194.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10253 PG 172

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
		11/07/96	01	10:09 0001 9148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244569 IDENTIF. ↑ REFERENCE

96 NOV -7 AM 10:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1086067