BOOK 10273 PG 766

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-28-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN D. LANE (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	104-15-214
2127 ASHWOOD AVENUE (ADDRESS)	P. O. BOX 35140 (ADDRESS)	24W-09260
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40232 (CITY) (STATE) (ZIP)	

FOR AND 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, JACK J. HAWIGER AND WIFE, JOANNA S. HAWIGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN D. LANE

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 DAVIDSON County, Tennessee, being the easterly 50 feet of Lot No. 61, on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County, described as follows:

BEGINNING at the southerly margin of West Ashwood Avenue, formerly "A" street as changed on the Plan of H. P. Jacobs Subdivision of record in Book 547, page 65, said Register's Office, at the Northeast corner of Lot No. 61 as changed; thence southerly with the East line of said lot, 150.5 feet, more or less, to a dead line; then with the South line of said Lot No. 61, westerly 50 feet; then northerly parallel with the first line 155 feet to the southerly margin of said Avenue or Street; then with the southerly margin of said Avenue, easterly 50 feet to the BEGINNING.

BEING the same property conveyed to JACK J. HAWIGER, by deed from Jack J. Hawiger and wife, Alexandra R. Hawaiger, of record in Book 6322, page 101, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to an easement granted to the City of Nashville for a sidewalk, street, and highway purposes, of record in Book 2599, page 483, Register's office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 2127 ASHWOOD AVENUE, NASHVILLE, TN 37212
(House Number) (Street) (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 30th day of October, 19 96

JACK J. HAWIGER

JOANNA S. HAWIGER

BOOK 10273 PG 767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK J. HAWIGER AND WIFE, JOANNA S. HAWIGER

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of October, 19 96

Commission expires 07/26/97

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

*** CONTINUATION

Said property is also conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

JOANNA S. HAWIGER, wife of JACK J. HAWIGER, joins in to convey any interest she may have by reason of her marital status in subject property.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0250788
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:24
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9962 11/27 0101 03CHECK 551.79



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

RECEIVED OF _____

FOR _____

BOOK 10273 PG 768

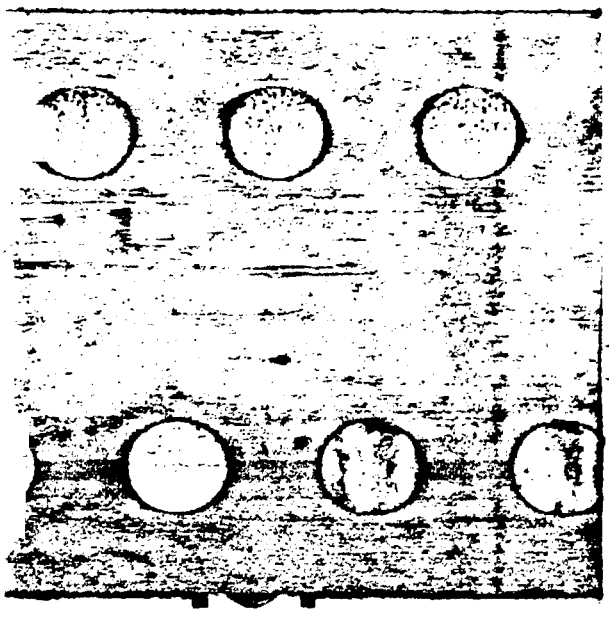
CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 146750.00
CON TX 542.79
PRFEE 1.00
WDEED 8.00
TOTAL 551.79
CHECK 551.79

11/27/96 01 14:25 0001 9992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0250788
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092675