" SPECIAL WARRANTY DEED"

BOOK 10369 PG 188

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOX 15
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES May 7, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Hanner (NAME)	SAME (NAME)	MAP 92-13
304 33rd Avenue North (ADDRESS)	(ADDRESS)	PARCEL 408
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(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, Calmco, Inc. Attorney-in-fact, for Bankers Trust Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Hanner, married

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 Lot No. 61 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 61 fronts 50 feet on the easterly side of 33rd Avenue North, formerly Baron Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Bankers Trust Company by deed from Charles H. Child, Substitute Trustee of record in Book 10173, page 255, Register's Office for Davidson County, Tennessee.

By, through, and under, but not otherwise the following limitation of warrantees shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

This conveyance is unimproved ( )
This is improved (X) property, known as 304 33rd Avenue North, Nashville, TN ~~37218~~ 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 my hand this 26th day of February 19 97

Calmco, Inc. Attorney-in-fact, for Bankers Trust Company
By:

O. DALE McPHERSON
Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 10369 PG 189

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF
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

STATE OF Texas
COUNTY OF Travis

On this the 24th day of February, 1997, before me the undersigned, personally appeared O. Dale McPherson to me known to be the person who executed the foregoing instrument in behalf of Bankers Trust Company as their Attorney-in-Fact and acknowledged that executed the same as the free act and deed of the said Bankers Trust Company.

Witness my hand and official seal at Austin, Travis County Texas, this the 24th day of February, 1997.

My commission expires:

Notary

TONJA RAILSBACK WHITE
Notary Public, State of Texas
My Commission Expires
SEPT. 30, 2000

Warranty Deed from Calmco, Inc., as Attorney-in-, to Gary Hanner.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

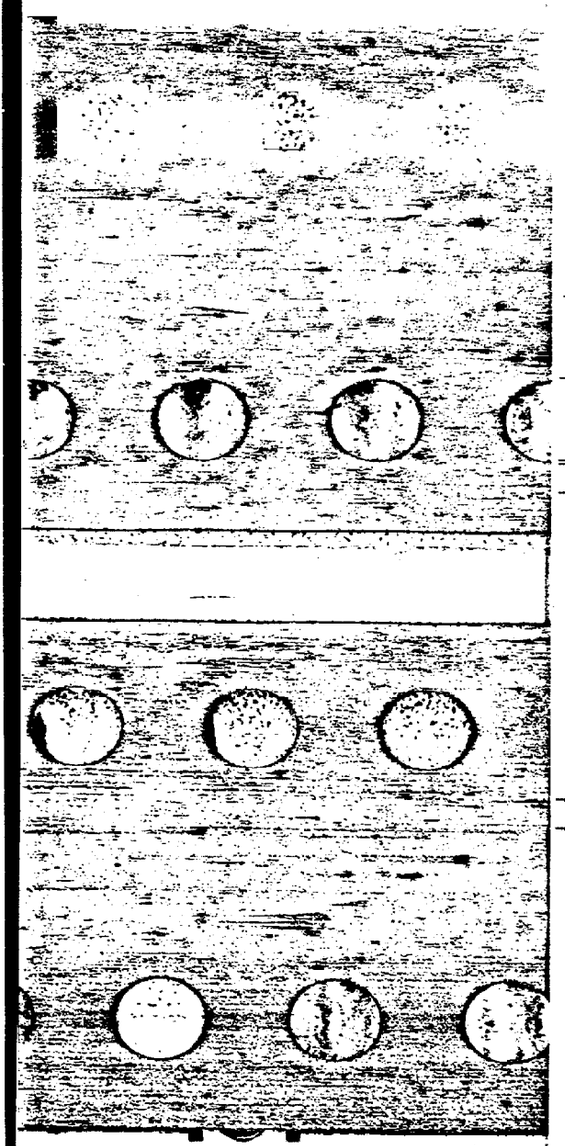
2708 03/04 0101 03CHECK

97 MAR -4 PM 4:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0278928

53-40



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

RECEIVED OF _____

FOR _____

BOOK 10369 PG 190

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	12000.00
CON TX	44.40
PRFEE	1.00
WDEED	8.00
TOTAL	53.40
CHECK	53.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/04/97 01 14726 0001 2708

0278928
IDENTIF. ↑ REFERENCE

97 MAR -4 PM 4:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123100