26 B

BOOK 10632 PG 762

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Bancroft O'Quinn Jr.	[NEW OWNER	[ ]
[202 Chapel Avenue	[	[Map 83-06]
[Nashville, TN 37206	[	[Parcel 114]
[		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 97-11-4670		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Wayne Hackney and wife, Linda Hackney, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Bancroft O'Quinn Jr., (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Beaumont Place as of record in Book 332, page 38, Register's Office for Davidson County.

Said Lot No. 48 fronts 50 feet on the easterly side of Chapel Avenue, formerly Hunter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wayne Hackney and wife, Linda Hackney by Warranty Deed from Bennie Ray Hackney and wife, Sarah J. Hackney of Record in Book 8218, page 165, Register's Office of Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 202 Chapel Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[**The actual consideration or value, whichever is greater for this transfer is $54,000.00.**
[
[
[**Subscribed and sworn to before me this 19th day of November, 1997**
[
[
[
[**My Commission Expires:** 1-24-98

Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of November, 1997.

Wayne Hackney

Linda Hackney

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Hackney and Linda Hackney, the within named bargainors, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 19th of November, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

A:\DBOYD WARRDEED\HACKNEY WD

0372304

97 NOV 21 PM 1:17

0959 11/21 0101 03CHECK 208.8

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10892 PG 764

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80
11/21/97 01 13:21 0001 0959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03723O4
IDENTIFICATION REFERENCE

97 NOV 21 PM 1:17

No.1223521