BOOK 10757 PG 337

PREPARED BY (AND RETURN TO):

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W & I Ref: (cmw) Title No: 37616
Dav. Co. File: Box 8

98 JAN 14 AM 11:22
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0390075

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph Allen Bear Hancock 604 Shady Lane Nashville, TN 37206	Source One Mortgage Services Corporation P.O. Box 1800 Farmington Hills, MI 48333-1800

TAX MAP-PARCEL NUMBERS: 83-11-20 15DA 48405

1985 01/14 0101 03CHECK 266.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 67459.53,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James G. Holland, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Allen Bear Hancock, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Rolling Acres of record in Plat Book 1130, page 34, said Register's Office.

SAID Lot No. 109 fronts 65 feet on the southwesterly margin of Shady Lane and extends back 156.8 feet on the northwesterly line and 175.6 feet on the southeasterly line to a broken line in the rear, measuring 101 feet thereon.

BEING the same property conveyed to James G. Holland by deed from James C. Oliver, unmarried, of record in Book 7878, page 302, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Cameron-Brown Company, of record in Book 6885, page 692, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 604 Shady Lane, Nashville, TN 37206

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of January, 1998.

James G. Holland

James G. Holland

State of Tennessee
County of Madison

On this 9th day of January, 1998, before me the undersigned authority, personally appeared **James G. Holland**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/22/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$67,459.53~~ $69,459.53. JBH

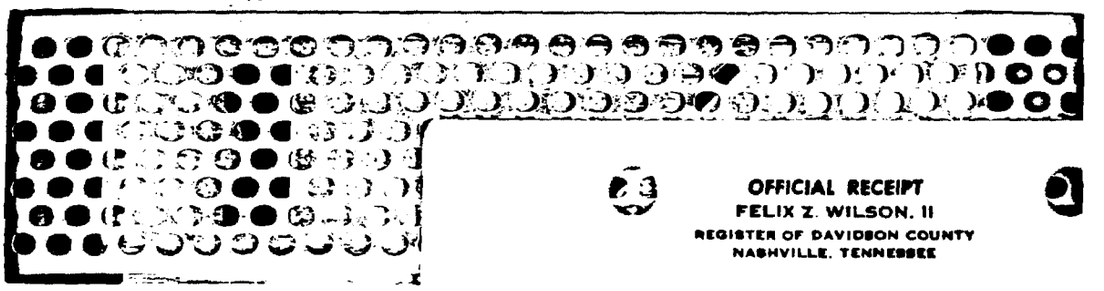
Affiant

Sworn and subscribed before me on the 12th day of January, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000



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

RECEIVED OF _____

FOR _____

BOOK 10757 PG 339

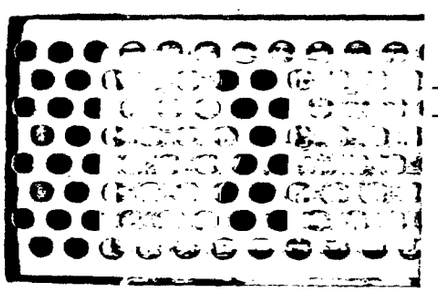
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69459.53
CON TX 257.00
PRFEE 1.00
WDEED 8.00
TOTAL 266.00
CHECK 266.00

01/14/98 01 11:24 0001 1985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0390075
IDENTIF. # REFERENCE

98 JAN 14 AM 11:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1242632