THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 125,000

Sara J. Hackney
Affiant

Subscribed and sworn to before me, this 10th day of February, 1995, at Nashville, Tennessee.

Freda R. Swafford
Notary Public

My commission expires: 5/29/97

WARRANTY DEED

ADDRESS NEW OWNER:

Bennie R. Hackney et ux
2800 GALLATIN ROAD
NASHVILLE, TN 37216

SEND TAX BILLS TO:

same as owner/no mortgage

MAP/PARCEL:

Map 83-1
Parcel 36

2412 02/05 0101 03CHECK 473.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, **DISSER ENTERPRISES, INC., a Tennessee corporation**, hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey unto **BENNIE R. HACKNEY and wife, SARA HACKNEY**, hereinafter called the Grantees, its successors and/or assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of G.W. Giffords' re-subdivision of 2.61 acre lot of record in Book 5190, page 142, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a spike in the westerly margin of Gallatin Avenue at the southeast corner of Lot No. 2 on said plan conveyed to Disser enterprises, Inc. by deed of record in Book 5481, page 980, said Register's Office; thence, with Disser's southern boundary line north 81 degrees 26 minutes west 209.37 feet to an iron pin at the southwest corner of said Lot No. 2; thence, south 6 degrees 39 minutes west 119.34 feet to the northerly margin of Greenwood Avenue; thence, with same 87 degrees 21 minutes east 174.20 feet to the beginning of a curve; thence, around said curve northeasterly 33.59 feet to the westerly margin of Gallatin Road; thence, with same north 15 degrees 40 minutes east 80.12 feet to the beginning.

Being the same property conveyed to Disser Enterprises, Inc. by deed from J. D. Applegate and wife, Virginia C. Applegate, of record in Book 5765, page 284, Register's Office for Davidson County, Tennessee.

THE AFORESAID description is from the prior deed of record.

THIS IS IMPROVED property known as 1200 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE is subject to (1) 1995 property taxes which are not yet due and payable, (2) the Plan of record in Book 5190, page 142, Register's Office for Davidson County, Tennessee and (3) Restrictive Covenants contained in instrument of record in Book 307, page 208, Book 369, page 152 and Book 534, page 340, said Register's Office.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, 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.

IN WITNESS WHEREOF Grantor does herewith execute this instrument on this the 10th day of February, 1995.

DISSER ENTERPRISES, INC.
a Tennessee corporation

By: Philip Disser, President
Philip Disser
President

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 Philip Disser, with whom I am personally acquainted, and who upon oath acknowledged that he is President of Disser Enterprises, Inc. and that he, as said President, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 1995.

Freda R. Swafford
Notary Public

My commission expires: 5/24/97

NOTARY PUBLIC AT LARGE

0620883
IDENTIF. & REFERENCE

99 AUG -5 PM 1:35

PAUL D. MOORE, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11607 PAGE 928

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0620883

IDENTIF. ↑ REFERENCE

99 AUG -5 PM 1:36

REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

08/05/99 01 13:41 0001 2412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500612