THIS INSTRUMENT PREPARED BY:
PAUL S. PARKER
Dodson, Harris, Robinson & Aden
900 Nashville City Bank Bldg.
P.O. 2524
Nashville, Tennessee 37219

BOOK 6329 PAGE 986

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas S. Hall (NAME)	Same (NAME)	Map 083-13-0
5040 Kingsview Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 283.00
Nashville, TN 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWO HUNDRED FORTY THOUSAND AND NO/100 ($240,000.00) *DOLLARS*

Twenty Five Thousand and No/100 ($25,000.00) Dollars in cash at closing; the assumption of a vendor's lien, the unpaid principal balance of which is Seventy Seven Thousand Seven Hundred Eight and 09/100 ($77,708.09) Dollars at June 30, 1984, from which Grantee shall hold Grantor harmless; the assumption of a T.V.A. loan in the approximate amount of Six Thousand One Hundred Ninety Five ($6,195.00) Dollars from which Grantee shall hold Grantor harmless; and a Deed of Trust Note in favor of Larry J. Burge in the principal amount of One Hundred Thirty One Thousand Ninety Six and 91/100 ($131,096.91) Dollars of even date herewith including interest and charges thereon as stated in said note.

LARRY J. BURGE

.....have bargained and sold, and by these presents do transfer and convey unto the said DOUGLAS S. HALL *.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 68, 69, 70, 71 and 72, of Block "H" on the Plan of Lindsley Property of record in Plan Book 2, page 92, Chancery Court.

Said lot adjoin and front 50 feet each on the South side of Russell Street and run back between parallel lines, Lot No. 72, running back along the margin of South 15th Street, ±60.5 feet to an alley.

Being the same property conveyed to Larry J. Burge, by deed from Mayfair Homes, Inc. a Tennessee corporation, of record in Book 5578, page 209, Register's Office for Davidson County, Tennessee.

07/02 636.50- CHECK

289

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 240,000.00

Subscribed and sworn to before me, this the 2nd day of July 19 84

Larry J. Burge
Affiant

My commission expires: April 10 1988
(Affix Seal)

Notary Public

DOUGLAS S. HALL joins in this instrument for the express purpose of assuming the encumbrances herein and affirmatively undertaking to hold Grantors harmless from same.

unimproved ( )
This is improved (X) property, known as 1410, 12, 14 Russell Street, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DOUGLAS S. HALL, his his *heirs and assigns, forever.*

And I *do covenant with the said* DOUGLAS S. HALL *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for a vendor's lien the unpaid balance of which is Seventy-seven Thousand Seven Hundred Eight and 09/100 ($77,708.09) Dollars at June 30, 1984; a T.V.A. loan in the approximate amount of Six Thousand One Hundred Ninety-five and NO/100 ($6,195.00) Dollars; and 1984 property taxes which are a lien but not yet due and payable. All of the foregoing are assumed by Grantee.

And LARRY J. BURGE *do further covenant and bind heirs and representatives, to warrant and forever defend the title to the said land to the said* DOUGLAS S. HALL his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 2nd *day of* July, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry J. Burge
LARRY J. BURGE

Douglas S. Hall
DOUGLAS S. HALL

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* LARRY J. BURGE

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the bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* July, *19* 84.

Lee Anne Parker *Notary Public.*

Commission Expires April 17, 1988.

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* DOUGLAS S. HALL

the bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 2nd *day of* July, *19* 84.

Lee Anne Parker *Notary Public.*

Commission Expires April 17, 1988.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19* .....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

LARRY J. BURGE

TO

DOUGLAS S. HALL

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

I 3 3 5 7 3

IDENTIF. REFERENCE

JUL 2 3 03 PM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

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OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			240000.00- CAMT.	
			624.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	636.50-
0289A07/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 33573

IDENTIF. REFERENCE

JUL 2 3 43 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0049450