File 27

BOOK 6499 PAGE 885

Address New Owner:	Send Tax Bills to:	Map/Parcel
William L. Hall c/o Jim Stevens 3937 Gallatin Rd. Nashville, TN 37216	First Tennessee Bank P. O. Box 28100 Nashville, TN 37202	Map 52-9 Par 3 11D-67515

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOSEPH D. SANDERS and wife, GUYNELL R. SANDERS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said WILLIAM L. HALL, a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly 42.7 feet of Lot No. 4 on the map showing the subdivision of Lot No. 17 in Montague Subdivision, of record in Book 547, page 100, Register's Office for said county.

Said lot and said part of lot adjoin and front together 100 feet on the westerly side of Fern Bank Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joseph D. Sanders and wife, Guynell R. Sanders by deed from John B. Downey and wife, Miriam E. Downey, of record in Book 1561, Page 597, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a deed of trust of record in Book 5582, page 499, Register's Office for said county.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

The herein described property is being sold in "As Is" condition.

This is improved property known as 1110 Fernbank Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM L. HALL, his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 our hands on this the 2nd day of February, 1985.

Joseph D. Sanders
JOSEPH D. SANDERS

Guynell R. Sanders
GUYNELL R. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Tom D. Coleman, Jr.
AFFIANT

Subscribed and sworn to before me on this the 2nd day of February, 1985.

Linda Warden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF LOUISIANA
COUNTY OF VERNON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH D. SANDERS and wife, GUYNELL R. SANDERS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Leesville, Louisiana, this 15th day of February, 1985.

Clara L. Wiley
NOTARY PUBLIC

My commission expires: 8-2-86.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN
FEB 27 8 47 AM '85

IDENTIF. REFERENCE

I 8 5 5 5 3

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

RECEIVED OF _____

FOR _____

BOOK 6499 PAGE 887

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
			36000.00-	CAMT.
			93.60	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 100.10-
			4167A02/27/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 5 5 3

IDENTIF. REFERENCE

FEB 27 8 47 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 111475