File 7

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,990.49

X Carol J. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 86

Notary Public

MY COMMISSION EXPIRES: 10/31/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES A. HAYES et ux	SOUTHEAST MORTGAGE COMPANY	43-13-417
(NAME)	(NAME)	
529 Canton Pass	P. O. Box 026058	11D-49377
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115	Miami, Florida 33102	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES M. LeFEVERS and wife, LINDA H. LeFEVERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. HAYES et ux CAROL J. HAYES,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11, Block D, on the plan of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the northerly margin of Maple Street and extends back between parallel lines, with the easterly margin of 4th Avenue, 150 feet to a dead line.

BEING the same property conveyed to Charles M. LeFevers, unmarried, by deed from William R. Inglis and wife, Rubye F. Inglis, of record in Book 5639, Page 442, Register's Office for Davidson County, Tennessee. The said Charles M. LeFevers having since married and his wife, Linda H. LeFevers, joins in this conveyance for whatever right and interest she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CHURCHILL MORTGAGE CORPORATION, of record in Book 5639, Page 445, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SOUTHEAST MORTGAGE COMPANY.

unimproved ( ) This is improved (X) property, known as 401 and 403 Maple Street, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 13th day of March, 19 86

Charles M. LeFevers by Sheila Burton Atty in fact. Linda H. LeFevers by Sheila Burton Atty in fact.

CHARLES M. LeFEVERS LINDA H. LeFEVERS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED 8311 21

FROM

IDENTIFICATION REFERENCE

TO

MAR 14 11 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 13th day of March, 1986, before me personally appeared SHEILA BURNHAM, to be known to be the person who executed the foregoing instrument in behalf of CHARLES M. LeFEVERS et ux LINDA H. LeFEVERS, as their attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said CHARLES M. LeFEVERS et ux LINDA H. LEFEVERS, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 10/19/86

3150

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	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
			58550.49- CAMT.	
			153.40 CSTAX	
			.50 PRFE	
			6.00 MORT	
			CHECK	159.90-
			3153A03/14/86 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83121

IDENTIF. REFERENCE

MAR 14 11 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227462