THIS INSTRUMENT PREPARED BY:
Larry R. Williams, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

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Mail

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Jeffrey Hale and wife, Mary Lou Hale 904 Hermitage Ridge Hermitage, Tenn. 37076	NEW YORK GUARDIAN mtg. CORP. C.S. P.O. BOX 840 HEMPSTEAD, N.Y. 11551	Map 75-1 Parcel 31

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, CARROL B. CORDELL and wife, TERESA A. CORDELL, have bargained and sold and by these presents do transfer and convey unto the said JEFFREY HALE and wife, MARY LOU HALE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Hermitage Hills, Section 12, which is of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Carol B. Cordell and wife, Teresa A. Cordell, by Quitclaim Deed from Gary D. Soloman, of record in Book 6400, page 507, Register's Office of Davidson County, Tennessee.

This is improved real property known as 935 Oak Vale, Hermitage, Tennessee 37076.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JEFFREY HALE and wife, MARY LOU HALE, their heirs and assigns forever.

We do covenant with the said JEFFREY HALE and wife, MARY LOU HALE, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except for:

1. 1986 property taxes.

2. A Deed of Trust of record in Book 5449, page 169, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants for Hermitage Hills Subdivision, Section 12.

4. Matters set forth on the plat of Hermitage Hills Subdivision, Section 12, of record in Book 4675, page 125, Register's Office of Davidson County, Tennessee.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said JEFFREY HALE and wife, MARY LOU HALE, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of March, 1986.

CARROL B. CORDELL

TERESA A. CORDELL

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine B. Ray, a Notary Public in and for said County and State, the within named CARROL B. CORDELL and wife, TERESA A. CORDELL, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Davidson Co. Tennessee, this 24th day of March, 1986.

Katherine B. Ray
NOTARY PUBLIC

My Commission Expires: Sept 9, 1987

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.

Subscribed and sworn to before me this 24th day of March, 1986.

Katherine B. Ray
NOTARY PUBLIC

My Commission Expires:

85556

IDENTIFICATION REFERENCE

MAR 24 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5811 PAGE 498

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

49000.00- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
60 17A03/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 5 5 6.

IDENTIFICATION REFERENCE

MAR 24 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230266