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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON~~XX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

James V. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 1-15-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Van Hall (NAME)	Singleton Mortgage Corporation (NAME)	116-04
196 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Avenue, Suite 100 (STREET ADDRESS)	33.01
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	07DA 09605

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, ~~Chris E. Brown and wife, Penny C. Brown~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Van Hall, unmarried

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 part of Lot No. 28 and that part of a 10-foot reserved strip immediately in the rear of same on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, described together as follows:

BEGINNING on the northeasterly margin of Kenner Avenue, at a point 66 feet southeasterly from the corner of Lots Nos. 27 and 28, said point being the southeast corner of the property conveyed to H.H. Piper and wife, by deed from Mrs. Alice Criswell, of record in Book 1019, page 251, said Register's Office; thence with said Piper's southeasterly line, northeastwardly 106 feet, more or less, to the northerly line of a 10-foot reserved strip; thence with said line, eastwardly 118 feet more or less, to the northwest corner of the property conveyed to G. Miller Barnett and wife, by deed from Frank R. Blair and wife, of record in Book 767, page 223, said Register's Office; thence with said Barnett's northwesterly line southwestwardly 190 feet, more or less, to the northeasterly margin of Kenner Avenue; thence with said Avenue, northwestwardly 68 feet to the beginning.

Being the same property conveyed to Chris E. Brown and wife, Penny C. Brown by deed from Catherine Kuperstock by Will from G.R. Norfleet of record in Book 6112, Page 561, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is ~~unimproved~~ ( ) improved ( ) property, known as 196 Kenner Avenue, Nashville, TN 37205
(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 their hand s this 15th day of May, 19 86

Chris E. Brown

Penny C. Brown

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STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris E. Brown and wife, Penny C. Brown

the bargainor S, 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 Brentwood, Tennessee, this 15th day of May, 19 86.

Commission expires 1-10-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

02578

FROM

Chris E. Brown and wife, Penny C. Brown

IDENTIFICATION REFERENCE Brown

TO

James Van Hall, unmarried

MAY 20 1 56 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

109000.00- CAMT
283.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 289.90-
6174A05/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02576

IDENTIFICATION REFERENCE

MAY 20 1 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249955