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FORM NO. WD-1

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 86.

Notary Public

MY COMMISSION EXPIRES: 1/10/89

(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 M. Hall, Sr. (NAME)	Atlantic Coast Mortgage Company (NAME)	015-00-0
2701 Morgan Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	092.00
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	14D28020

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, James E. Alford and wife, Jessie Delores Alford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Hall, Sr. and wife, Nancy B. Hall

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 the 14th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the center line of Morgan Road at the northwesterly corner of the property conveyed to Russell H. Gentry, et ux by deed from Edd E. Felts, et ux, of record in Book 3129, page 393, Register's Office for said County; thence, with Gentry's westerly property line S 2 degrees 50' W 740.5, feet to an iron pin in the northwesterly line of the property conveyed to William K. Jones, et ux, by deed from Artie G. Brooks, of record in Book 4229, page 144, said Register's Office; thence with Jones northwesterly property line S 65 degrees W 252.0 feet to an iron pin at the southeasterly corner of the property conveyed to H. B. Butterworth, et ux, by deed from Edd E. Felts, et ux, of record in Book 3033, page 369, said Register's Office; thence with Butterworth's easterly property line N 2 degrees E 735 feet to a point in the corner line of Morgan Road; thence with the center line of said road, N 65 degrees E 264.0 feet to the point of beginning , containing 3.88 acres, more or less.

Being the same property conveyed to James E. Alford and wife, Jessie Delores Alford by deed from Carl Wayne Rankhorn and wife, Joyce Ann Rankhorn of record in Book 6773, Page 199, Register's Office, Davidson County, Tennessee

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

This is ( ) unimproved (X) improved property, known as 2701 Morgan Road, Joelton, TN 37080
(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 hands this 18th day of December, 19 86.

James E. Alford

Jessie Delores Alford

STATE OF TENNESSEE
Davidson County
~~Davidson~~ County
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Alford and wife, Jessie Delores Alford

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 Brentwood, Tennessee, this 18th day of December, 19 86.

Commission expires 11/10/89

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 (their several oaths) acknowledged (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

MONTGOMERY, CRANFORD, KESTNER & HARDEMAN
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

WARRANTY DEED

FROM
James E. Alford and wife, Jessie Delores Alford

TO
James M. Hall, Sr. and wife, Nancy B. Hall

IDENTIFICATION REFERENCE

75978

Dec 23 1 00 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 _____

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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

1300.00- CASH
368.40 CSTAX
.50 PRFE
6.00 MISC
CHECK 332.90-
DELINQUENT/13/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.9.7.8.

IDENTIFICATION REFERENCE

Dec 23 1 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26268