BOOK 7353 PAGE 141

#87-9-11
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,318.97

Chas D Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Chester L. Ewing (NAME)	Mortgage Corporation of The South (NAME)	Map 58-11
140 Hodge Court (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue North (STREET ADDRESS)	Parcel 117
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	FB#13DA-56590

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. Kizer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chester L. Ewing, 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 Lot No. 157 on the Plan of Section 2, Royal Hills, of record in Book 4660, Page 122, Register's Office for said County.

Said Lot No. 157 fronts 45.0 feet on the southeasterly margin of Hodge Court and extends back 160.74 feet on the northerly line and 141.44 feet on the southwesterly line to a broken line in the rear, measuring 178.71 feet thereon.

BEING the same property conveyed to James E. Kizer and wife, Margaret Kizer, by Deed from James Larry Smith and wife, Carol J. Smith, of record in Book 5604, Page 423, Register's Office for Davidson County, Tennessee. The parties having since been divorced and she having conveyed her interest to him by Deed of record in Book 7347, Page 799, and re-recorded in Book 7351, Page 589, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4950, Page 530, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by James Larry Smith and wife, Carol J. Smith to Mortage Corporation of The South, in the original principal amount of $46,500.00, of record in Book 5326, Page 850, Register's Office for Davidson County, Tennessee.

Legal continued on back'

This is unimproved (X) improved ( ) property, known as 140 Hodge Court, Nashville, Tennessee 37218
(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 September, 19 87

JAMES E. KIZER

James E. Kizer
BY: VERNICE B. KIZER, Attorney-in-Fact

Vernice B Kizer
VERNICE B. KIZER

STATE OF TENNESSEE
Davidson County

BOOK 7353 PAGE 142

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named VERNICE B. KIZER

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1987.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of September 1987, before me personally appeared VERNICE B. KIZER to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of JAMES E. KIZER, and acknowledged that she executed the same as the free act and deed of the said JAMES E. KIZER.

My Commission Expires: 2/19/88

Notary Public

WARRANTY DEED

FROM James E. Kizer

TO Chester L. Ewing

IDENTIFI REFERENCE

6544

SEP 16 11 AM '87

DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

Legal continued from front'

THIS instrument is being executed in behalf of James E. Kizer pursuant to a "Power of Attorney" executed by same on the 11th day of September, day of 1987, and being filed for record simultaneously herewith.

Vernice B. Kizer, wife of the above named James E. Kizer, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7353 PAGE 143

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			71318.97	CAMT.
			199.64	CSTAX
			.50	PRFEE
			6.00	MDEED
			CHECK	206.14-
			2852A09/16/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65448

IDENTIFICATION REFERENCE

SEP 16 9 11 AM '87

DAVIDSON COUNTY, TN

No. 16517