BOOK 7444 PAGE 408

THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

6139 01/06 0101 03CHECK 191.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 7-17-88

95839

IDENTIFICATION REFERENCE

JAN 6 2 41 PM '88

REGISTER'S OFFICE DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

ADDRESS OF NEW OWNER:

Robert A. Hanusovsky
222 Wilsonia Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:

Same

MORTGAGEE:

Richard H. Shepherd and wife

SECOND MORTGAGE HOLDER:

Bobby R. Morefield

Map and Parcel No:
83-5; Parcel 152

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable considerations, including the assumption of a Note in the amount of $52,400.00 payable to Richard H. Shepherd and wife, Nancy R. Shepherd, said Note dated September 21, 1984, in the original principal sum of $120,400.00,

secured by a Deed of Trust of record in Book 6387, page 256, and as corrected in Book 7348, page 941, Register's Office for Davidson County, Tennessee, said security for $50,000.00 but the debt assumed being $52,400.00, the receipt of which is hereby acknowledged;

I, Bobby R. Morefield and wife, *Ann C. Morefield, have bargained and sold, and by these presents do transfer and convey to Robert A. Hanusovsky, the GRANTEE herein, his heirs and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being the northerly part of Lot No. 6 on the Plan of D. H. Bailey Property, as of record in Book 421, page 65, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Maxwell Avenue, at the common corner of Lots Nos. 5 and 6; thence with the line between said lots, southerly 145.4 feet more or less to a point; thence westerly crossing Lot No. 6, 50 feet more or less to a point in the line between Lots Nos. 6 and 7; thence with the line between said lots northwardly 148 feet to the southerly margin of Maxwell Avenue; thence with the margin of said Avenue eastwardly 50.3 feet to the beginning.

Being the same property conveyed to Bobby R. Morefield by deed from Richard H. Shepherd and wife, Nancy R. Shepherd, of record in Book 6387, page 250, Register's Office for Davidson County, Tennessee.

*Ann C. Morefield joins in this conveyance so as to transfer any right, title or interest she might have as the spouse of Bobby R. Morefield.

THIS IS IMPROVED PROPERTY KNOWN AS 1026 Maxwell Avenue, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantee, his heirs, successors and assigns forever.

And I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Bobby R. Morefield and wife, *Ann C. Morefield, have hereunto set their hands on this 5th day of January, 1988.

BOBBY R. MOREFIELD

ANN C. MOREFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby R. Morefield and wife, Ann C. Morefield, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 5th day of January, 1988.

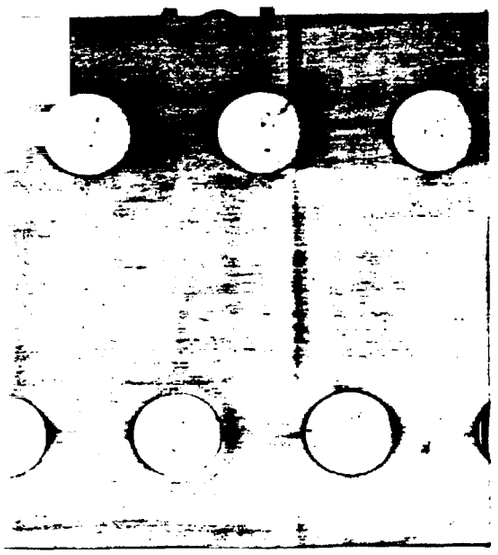
NOTARY PUBLIC

My Commission Expires: 10-9-91

NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

OFFICIAL RECEIPT

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



RECEIVED OF _____

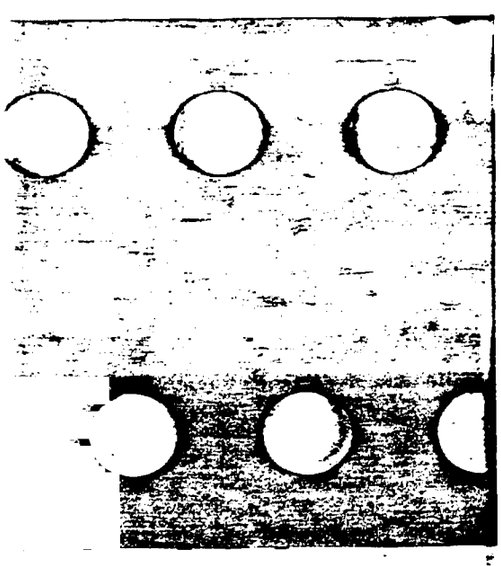
FOR _____

BOOK 7444 PAGE 411

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 65000.00
				CON TX 182.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 191.50
				CHECK 191.50

01/06/88 01 14:45 0001 6139



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95839

IDENTIFI REFERENCE

JAN 6 2 41 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 51167