BOOK 7551 PAGE 45

FORM NO. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

William B. Hackney, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF April, 19 88.

Notary Public

MY COMMISSION EXPIRES: 5-8-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Hackney, Jr. (NAME)	MeritBanc Mortgage Corporation (NAME)	MAP 87-9
4317 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	2223 West Loop South, Suite 400 (STREET ADDRESS)	PARCEL 3.00
Hermitage, Tennessee 37076 (CITY) (STATE) (P.O. ZIP)	Houston, Texas 77027 (CITY) (STATE) (ZIP)	4D-12733

FOR AND 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, Guaranty Federal Savings & Loan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Hackney, Jr. and wife, Kimberly E. Hackney

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.

Being Lot No. 101, Section 7 on the Plan of Valley Grove of record in Plat Book 5800, page 246, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan by deed from Real Security Inc., Substitute Trustee of record in Book 6981, page 211, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 6112, page 285 Register's Office for said County.

Guaranty Federal Savings & Loan and Guaranty Federal Savings & Loan Association being one and the same entity.

3291.6

IDENTIFICATION REFERENCE

MAY 24 8 14 AM '88

FELIX Z. WILSON TR. REGISTER
DAVIDSON COUNTY, TN

9915 05/24 0101 03CHECK 201.10

This is unimproved ( ) / improved (XX) property, known as 4317 Valley Grove Drive, Hermitage, Tennessee 37076
(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 my hand this 29th day of April, 19 88

Guaranty Federal Savings & Loan
By: R.L. Foushee

R.L. Foushee, Exec. V.P./Secretary

By: M.J. Cress, ATTY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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On this the 29th day of April 1988, before me personally appeared Martin L. Cress, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, by virture of that Power of Attorney, duly executed by the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan and appearing of record in Book_____, page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 29th day of April . 1988.

My Commission Expires: 5-8-91

Notary Public

WARRANTY DEED

FROM

Guaranty Federal Savings & Loan Association

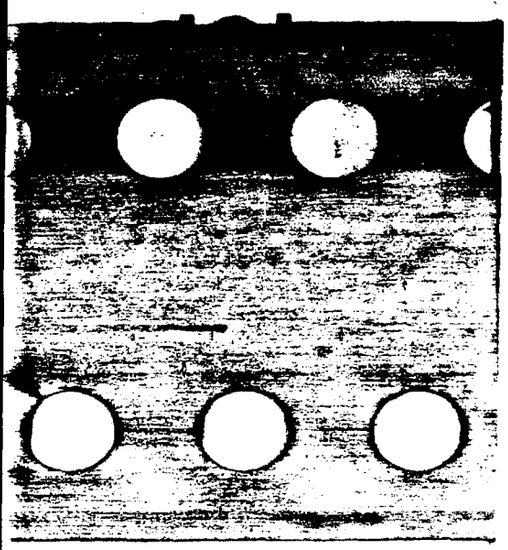
TO

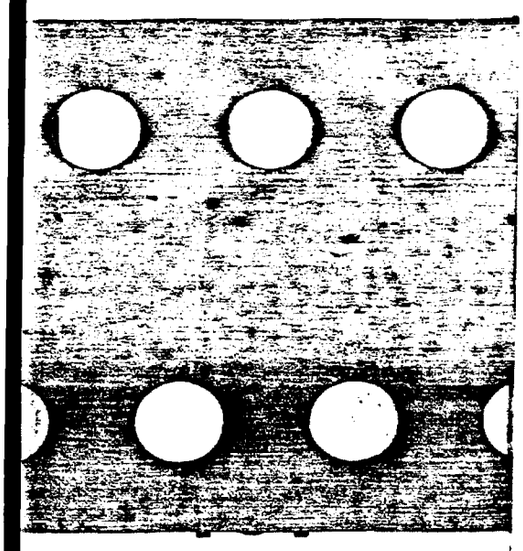
William B. Hackney, Jr. and wife, Kimberly E. Hackney

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214





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 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 69500.00
CON TX 194.60
PRFEE 0.50
WDEED 6.00
TOTAL 201.10
CHECK 201.10

05/24/88 01 08:16 0001 9915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3291.6

IDENTIFI REFERENCE

MAY 24 8 14 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94085