WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7560 PAGE 876

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SIMON LEVY (NAME)	CITIZENS & SOUTHERN MORTGAGE (NAME)	Map 132-13
945 Oak Valley Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	Parcel 38
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	F.B. OH10435

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, MICHAEL R. HAGGARD and wife, TAMARA C. HAGGARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SIMON LEVY and wife, PAIGE ROWDEN LEVY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, pages 15 & 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael R. Haggard and wife, Tamara C. Haggard by Installment deed from Third National Bank, Trustee under the will of Grady W. Huffman, deceased and Kathryn P. Huffman of record in Book 5606, page 329, said Register's Office.

This conveyance is subject to: (1) 1988 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictions in Book 1788, page 186, amended in Book 1809, page 539 and Book 1855, page 213; and (3) All matters appearing on the plan of record in Plat Book 1835, pages 15 & 16, said Register's Office.

36077

IDENTIFICATION REFERENCE

JUN 2 2 54 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 945 Oak Valley Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of June, 1988

Michael R. Haggard
MICHAEL R. HAGGARD

Tamara C. Haggard
TAMARA C. HAGGARD

0101 03CHG 54.50

BOOK 7560 PAGE 877

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. HAGGARD and wife, TAMARA C. HAGGARD with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of June, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the *maker* or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

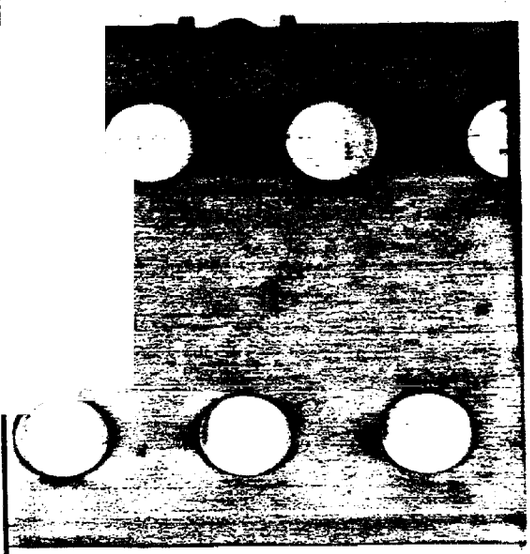
Notary Public

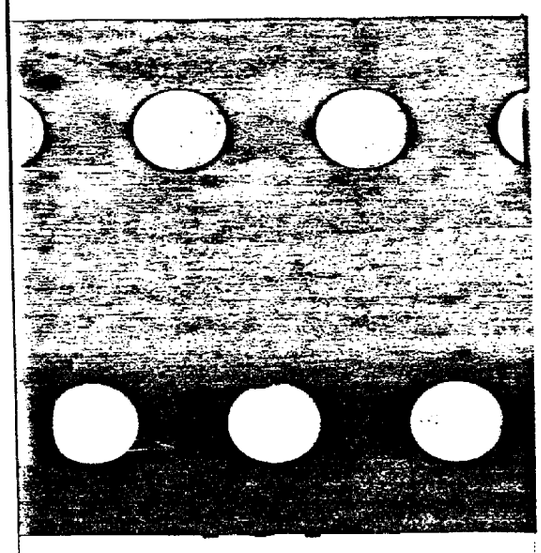
WARRANTY DEED

FROM
MICHAEL R. HAGGARD and wife,
TAMARA C. HAGGARD

TO
SIMON LEVY and wife, PAIGE
ROWDEN LEVY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7560 PAGE 878

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 160000.00
CON TX 448.00
PRFEE 0.50
WDEED 6.00
TOTAL 454.50
~~PAYM 454.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/88 01 14:58 0001 084

36077

IDENTIFICATION REFERENCE

JUN 2 2 54 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 97746