Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7699 PAGE 725

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. EDWARD QUALLS, II	CITY FEDERAL SAVINGS BANK	MAP 83-09
(NAME) 1520 Forrest Avenue	(NAME) c/o CityFed Mortgage Company 30 Warder Street	PARCEL 394
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS) Springfield, Ohio 45501	23W 07500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND FORTY TWO AND 47/100---------- *Dollars.*

MARION KEITH GRANT, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said C. EDWARD QUALLS, II, unmarried

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows.

BEING Lot No. 23 and the easterly 20.0 feet of Lot No. 24 on the Plan of a subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 and part of Lot No. 24, which together form a corner lot, front together 62.1 feet on the southeasterly margin of Forrest Avenue and extend back between parallel lines 150.0 feet along North 16th Street (formerly Hickman Street) to a dead line in the rear along a 14.0 foot alley.

BEING the same property conveyed to Marion Keith Grant by deed from Edward B. VanVoorhees, Jr. and James Frisina, as tenants in common, of record in Book 7223, page 891, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to City Federal Savings Bank of record in Book 7223, page 894, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,042.47

Subscribed and sworn to before me this the 28th *day of* October *19* 88

My commission expires: March 11, 1990

(Affix Seal)

Affiant

Notary Public

This is improved ( ) unimproved (XX) property, known as 1520 Forrest Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28th *day of* October *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MARION KEITH GRANT, Grantor
by Anne R. Koenig, Attorney-in-Fact

C. EDWARD QUALLS, II, Grantee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* C. Edward Qualls, II

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

Witness my hand and official seal at Nashville, *Tennessee, this* 28th *day of* October *19* 88

Commission expires 3-11-90 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

5940 11/09 0101 03CHECK 267.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 1988, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Anne R. Koenig, to me known to be the person who executed the foregoing instrument in behalf of Marion Keith Grant, and acknowledged that she executed the same as the free act and deed of the said Marion Keith Grant.

WITNESS my hand and seal at Nashville, Tennessee, this 28th day of October, 1988.

Mitchell A. Watts, Notary Public

My Commission Expires: 3/11/90

WARRANTY DEED

FROM

MARION KEITH GRANT, unmarried

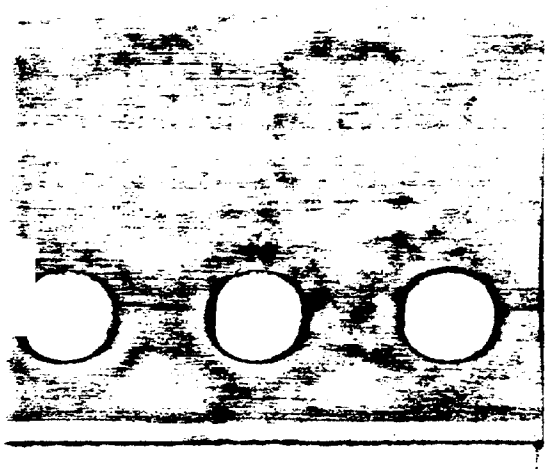
TO

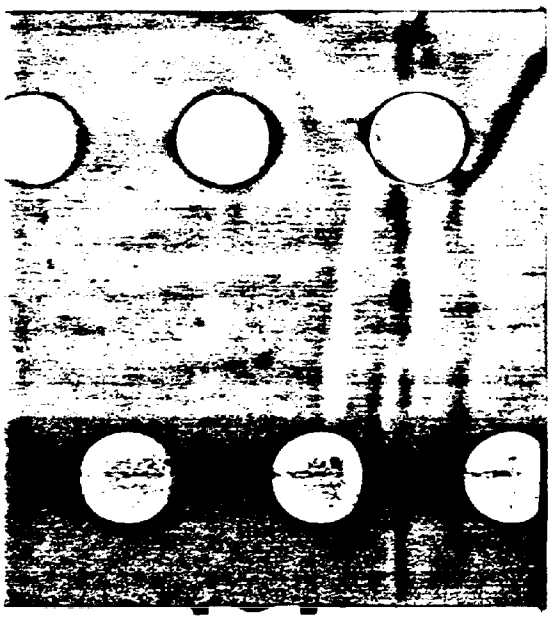
C. EDWARD QUALLS, II, unmarried

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
88 NOV 9 AM 11 6

INFINITI REFERENCE

8.4034.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7699 PAGE 727

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 79042.47
				CON TX 260.70
				PRFEE 0.50
				MDEED 6.00
				TOTAL 267.20
				CHECK 267.20

11/09/88 01 11:03 0001 5940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.40 3 4

IDENTIFICATION REFERENCE

Nov 9 11 00 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152521