BOOK 7747 PAGE 227

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,235.22

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 89

Notary Public

MY COMMISSION EXPIRES 05/20/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney - 109 Shacklett Lane - Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
GILBERT D. HALL, et ux Jo Ann Hall (NAME)	THE LEADER Mortgage Co. (NAME)	42-15
109 S. Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Ave. Rm 650 (STREET ADDRESS)	7 & 128
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	CLEVELAND, OHIO 44115 (CITY) (STATE) (ZIP)	11D 18558 11D 18560

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, I, TYLER G. FORD, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GILBERT D. HALL and wife, JO ANN HALL

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

"SEE EXHIBIT "A" ATTACHED"

A portion of the consideration recited above is the assumption by the Grantees of the outstanding principal balance of a note in the original amount of $89,838.00 payable to Mortgage Trust Company (Said note now owned by The Leader Mortgage Company)dated May 15, 1987; originally executed by Tyler G. Ford, III and wife, Angela O. Ford and the deed of trust securing the same which is of record in Book 7240, page 49, Register's Office for Davidson County, TN.

99927

IDENTIFICATION REFERENCE

JAN 9 11 30 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

RUSH

4411 01/09 0101 03CHECK 323.66

unimproved ( )
This is improved (X) property, known as 109 S. Graycroft Avenue, Madison, TN 37115
(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 6th day of January, 19 89

Tyler G. Ford III

TYLER G. FORD, III

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TYLER G. FORD, III

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of January 1989

Commission expires 05/20/92

Notary Public

STATE OF TENNESSEE

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath) (their several oaths) with whom I am personally acquainted and who upon acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM Tyler G. Ford, III

TO Gilbert D. Hall & wife, Jo Ann Hall

EXHIBIT "A"

TRACT ONE:

Land in the 11th Civil District of Davidson County, tennessee, shown as part of an unnumbered tract on the unrecorded map of Marthonna and described as follows:

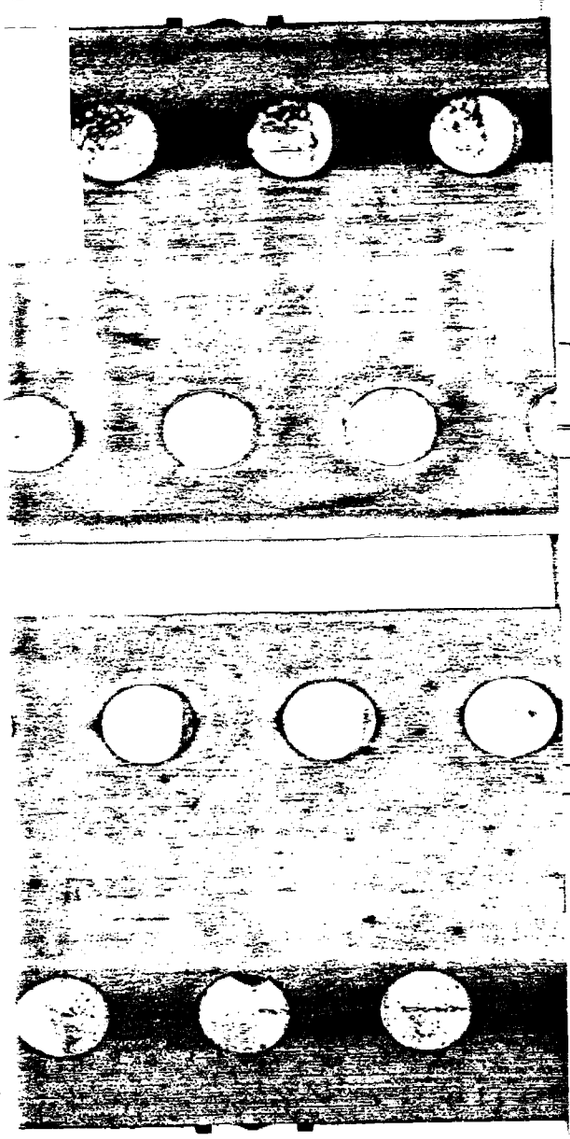
Beginning at a point in the east margin of Graycroft Avenue at the northwest corner of the property conveyed to Elsie O. Dunn, by deed from Cumberland Development Company, of record in Book 1970, page 585, Register's Office for said County, said point being 1,129.2 feet south of Old Hickory Blvd; thence with said Dunn's north line South 87°20'East 268.8 feet to the west line of Block c on said Plan, being at the common corner of Lots 56 & 57; thence along the west line of said block northerly 100 feet to the corner of Lots 52 & 53 on said Plan; thence North 87°20' West 268 feet to the east margin of Graycroft Avenue; thence with the margin of the same, southerly 100 feet to the point of beginning.

TRACT TWO:

Begin part of an unnumbered tract known as a part of Block "C" on the unrecorded Map of Marthona Subdivision, and described according to a copy of survey by Harvey Gee, Surveyor, dated March 19, 1951, as follows:

Beginning at an iron pin in the easterly margin of Graycroft Road, as extended, 950.5 feet south of the southwest corner of a tract conveyed to H. L. King and wife, by deed of record in book 1847, page 205, Register's Office for said County; thence south 87°20' East 268.8 feet to an iron pin at the common corner of Lots 56 & 57 of Block "C" of said Marthona Plan; thence along the westerly or rear line of Lots 57 & 58 of said block; south 2°53' West 50 feet to a point at the corner of Lots 58 & 59; thence North 87°20' West 268.7 feet, more or less, to a point in the easterly margin of Graycroft Road; thence with the margin of said Road, North 2°45' East 50 feet to the beginning.

Being the same property conveyed to Tyler G. Ford, III and Angelo O. Ford by deed from Anne Pendarvis Jervis and husband, Arthur Frank Jervis of record in Book 7240, page 46, Register's Office for Davidson County, Tennessee. Angelo O. Ford transferred all her right, title and interest in said property to Tyler G. Ford, III by Quitclaim Deed of record in Book 7747, page 224, Register's Office for Davidson County, Tennessee.



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 95235.22
				CON TX 314.16
				PRFEE 0.50
				WDEED 9.00
				TOTAL 323.66
				CHECK 323.66
01/09/89	01			11:31 0001 4411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99927.

IDENTIFI REFERENCE

JAN 9 11 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171089