THIS INSTRUMENT PREPARED BY:

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

Mail

WARRANTY DEED

BOOK 7753 PAGE 70

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VIKI MATSON	CITY FEDERAL SAVINGS BANK	MAP 83-5
(NAME) 1207 Calvin Avenue	c/o CityFed Mortgage Company 30 Warder Street	PARCEL 309
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	Springfield, Ohio 45501	23W 08970
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SEVENTY SEVEN THOUSAND AND 00/100---------- *Dollars,*

BRIAN T. HILL and wife, MARGARET M. STOLZ

have this day bargained and sold, and do hereby transfer and convey unto the said VIKI MATSON and MARSHA GROCE, both unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 16, Block "B" on the plan of F. O. Beasley's Addition to East Nashville, of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Brian T. Hill and wife, Margaret M. Stolz by deed from Susan D. Hynds of record in Book 6679, page 683, Register's Office for Davidson County, Tennessee.

0 1 9 7 6.

IDENTIFICATION

JAN 17 3 26 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

6830 01/17 0101 03CHECK 260.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 77,000.00

Subscribed and sworn to before me this the 13th *day of* January *19* 89

My commission expires March 11, 1990 *(Affix Seal)*

Affiant Marsha Groce

Notary Public Matthew B Watts

This is unimproved (-) improved (X) *property, known as* 1207 Calvin 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 13th *day of* January *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

B. T. Hill
BRIAN T. HILL

Margaret M Stolz
MARGARET M. STOLZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* BRIAN T. HILL and wife, MARGARET M. STOLZ

the within named bargainor S, *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* 13th *day of* January, *19* 89

Notary Public

Commission expires March 11, 1990

Mitchell A. Watts

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

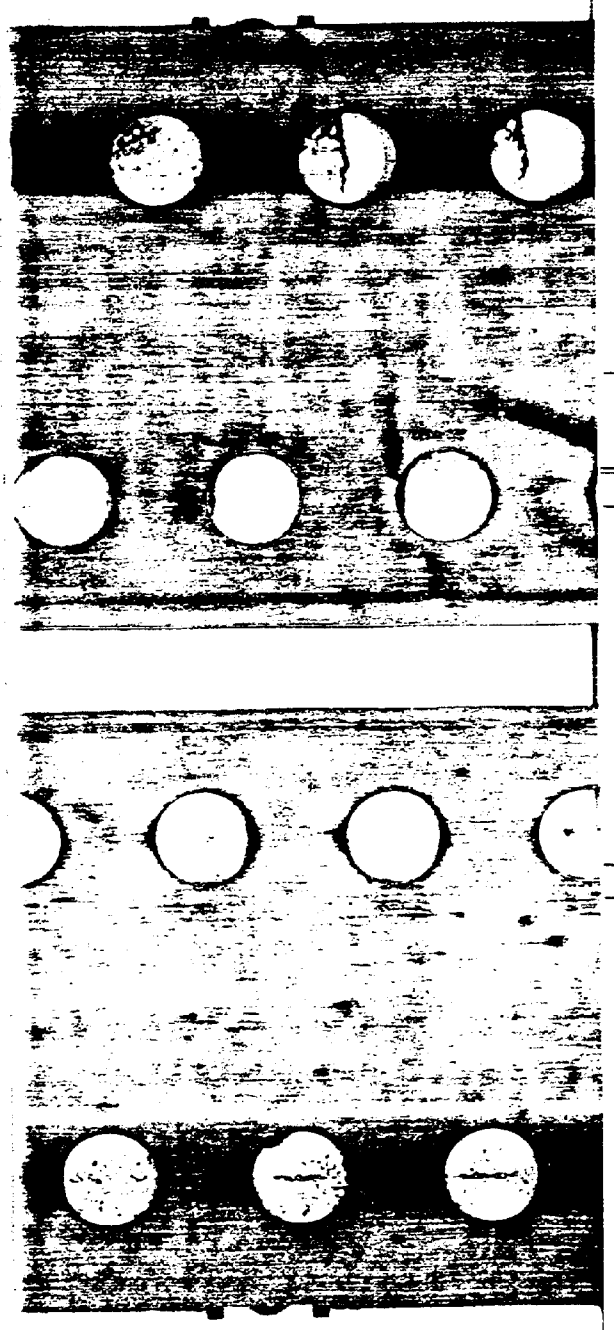
Commission expires _____

WARRANTY DEED

FROM

BRIAN T. HILL and wife, MARGARET M. STOLZ TO

VIKI MATSON and MARSHA GROCE, both unmarried



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	77000.00
CON TX	254.10
PRFEE	0.50
WDEED	6.00
TOTAL	260.60
CHECK	260.60

01/17/89 01 15:28 0001 6830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 9 7 6

IDENTIF. REFERENCE

JAN 17 3 26 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173482