BOOK 7771 PAGE

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 1989.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, One Burton Hills Blvd., Nashville, TN. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lee Ward (NAME)	Commercial Federal Mortgage Corp. (NAME)	117-04
2507 Belmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	023
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	Omaha, NE 68124 (CITY) (STATE) (ZIP)	24W 00995

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, WE Nell Claire Schindler Ayers, Frances Hurst (a.k.a. Mrs. J. Maxwell Hurst), Frances Wehrenberg Hinrichs, individually and as executrix of the Estate of Mary Joe Turner Wehrenberg.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Lee Ward and wife, Katrina Johnson Ward

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 the North 22.5' of Lot No. 181, and the South 32.5' of Lot No. 180 on Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, page 34, and more particulary described as follows:

Beginning at an iron pin in the West margin of Belmont Boulevard, being 50' from the common front corner of Lot No. 180 and Lot 179; thence with the said west margin of Belmont Boulevard, South 1 degree 17' West, 55 feet to a point; thence South 89 degrees 58' 30" West, 175 feet to a point in the East margin of an alley; thence with the East margin of said alley, North 1 degree 17', 55 feet to an iron pin; thence North 89 degrees 58' 30" East 175.00 feet to the point of beginning, containing approximately .22 acres more or less.
Being the same property conveyed to Elizabeth Schindler, in Book 1336, page 93, Register's Office for Davidson County, Tennessee. The said Elizabeth Schindler having since died on 10/11/62, and by will, filed in will book 77, page 231, Probate Court for Davidson County, the property was devised to Benjamin F. Wehrenberg, Mrs. J. Maxwell Hurst, and Frank J. Schindler, each as to a third interest. The said Benjamin F. Schindler having since died and having by his will recorded in Book 7567, page 868, Register's Office for Davidson County, devised that his real property shall go to First National Bank of Dickson as Trustee under a revocable trust agreement. The said Mary Joe Turner Wehrenberg having since died, exercised her power of appointment through her will recorded in Book 7771, Page 658, R.O.D.C., thus devising the estate to Frances Louise Wehrenberg Hinrichs. The said Frank J.* having since died and leaving as his only heirs at law, Nell Claire Schindler Ayers and Nellie W. Schindler. The said Nellie W. Schindler has conveyed her interest by Quitclaim Deed to Nell Claire Schindler Ayers of record in Book 7035, page 410, R.O.D.C.

*Schindler

This is improved (X) unimproved ( ) property, known as 2507 Belmont Boulevard, Nashville, TN. 37212
(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 our hand s this 7th day of February, 1989

Nell Claire Schindler Ayers — Frances Hurst — Frances Wehrenberg Hinrichs
Frances Wehrenberg Hinric

Dee J. Ayers, Jr. — J. Maxwell Hurst — Jack Hinrichs

BY: Nell Claire Schindler Ayers, Atty in fact

STATE OF TENNESSEE
Davidson County

BOOK 7771 PAGE 669

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) 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 _____.

6815 02/13 0101 03CHECK 303.50

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

My commission expires _____

_____
Notary Public

FEB 13 2 58 PM '89

0 8 6 4 4

STATE OF TENNESSEE
Davidson County

On this 7th day of February, 1989, personally appeared before me, Nell Claire Schindler Ayers,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Frances Hurst, J. Maxwell Hurst, Frances Wehrenberg Hinrichs, and Jack Hinrichs

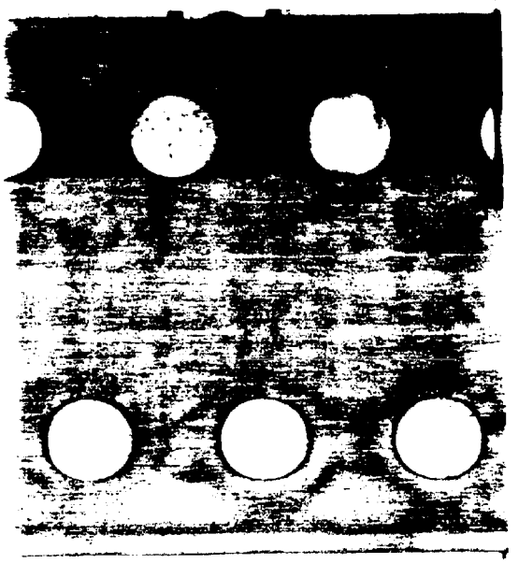
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

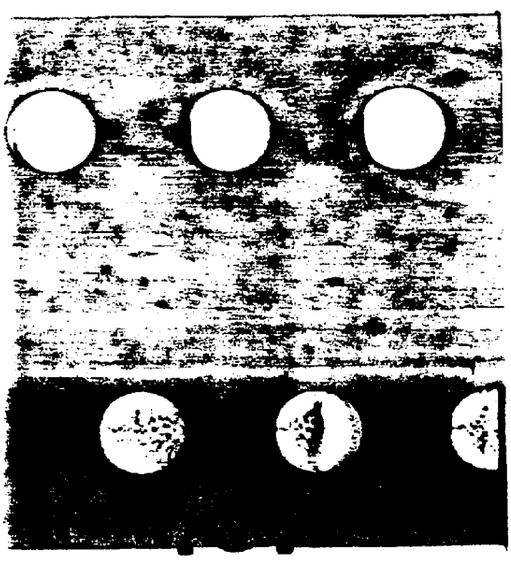
Witness my hand, at office, this 7th day of February, 1989.

My commission expires: 3/8/89

_____
Notary Public

* Dee J. Ayers, Jr.,J. Maxwell Hurst and Jack Hinrichs herein joins to convey any and all rights and interest they may have; especially their marital rights.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7771 PAGE 670

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 90000.00
CON TX 297.00
PRFEE 0.50
WDEED 6.00
TOTAL 303.50
CHECK 303.50

02/13/89 01 15:04 0001 6815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08644

TENNESSEE

FEB 13 2 58 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 181285