WARRANTY DEED

BOOK 7781 PAGE 553

THIS INSTRUMENT PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GERALD MICHAEL MOREDOCK (NAME)	Citizens & Southern Mortgage Corp. (NAME)	MAP 141-4
7956 Hooten Hows Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PARCEL 4
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	9D21670

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, DALE D. BYARD and wife, ELIZABETH G. BYARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD MICHEAL MOREDOCK and wife, NAOMI RUTH MOREDOCK

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:

Being land in the 9th Civil District of Davidson County, Tennessee, on the Hooten Hows Road, and being a portion of a 105.5 acre tract of land of record in Deed Book 106, page 431, Register's Office for said County and Will Book 51, page 481, County Court Clerk's Office for said County, described according to a survey made April 9, 1964, by S. H. Hutchison, as follows:

Beginning in the centerline of Hooten-Hows Road, at the southwesterly corner of the Harber 2 Acre Tract; thence along the center of said Road, south 57 deg. west 150 feet to the southeasterly corner of the Clark Tract; thence with Clark's line, north 32 deg. west 584 feet more or less to a stake, hackberry pointer; thence north 57 deg. east 150 feet to Harber's northwesterly corner; thence along his line, south 32 deg. east 584 feet more or less to the beginning, containing 2 acres more or less.

Being the same property conveyed to Sterling P. Gray and wife, Kristin B. Gray by deed from Kenneth J. West and Frances B. West of record in Book 6274, page 214, said Register's Office. Sterling P. Gray and Kristin B. Gray have since died. Sterling P. Gray, III and Cezanne A. Gray, individually and as Administrator, c.t.a., of the Estate of Sterling P. Gray, Jr., deceased, have conveyed said property to Dale D. Byard and wife, Elizabeth G. Byard by Quitclaim Deed of record in Book 7734, page 625, Register's Office for Davidson County, Tennessee. The said Dale D. Byard and wife, Elizabeth G. Byard being the only heirs of Kristin B. Gray.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees.

1038 02/28 0101 03CHECK 412.40

unimproved ( )
This is improved (XX) property, known as 7956 Hooten Hows Road, Nashville, Tennessee 37221

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 23rd day of February, 19 89

Dale D. Byard
DALE D. BYARD

Elizabeth G. Byard
ELIZABETH G. BYARD

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Sarasota

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE D. BYARD and wife, ELIZABETH G. BYARD 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 23rd day of February, 1989.

My commission expires NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires Nov. 28, 1992 BONDED THRU GENERAL INS. UND. Notary Public Irma C. Gonzalez

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 _____

12224

IDENTIFICATION REFERENCE

FEB 28 12 17 PM '89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF February, 19 89.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL) Notary Public

WARRANTY DEED

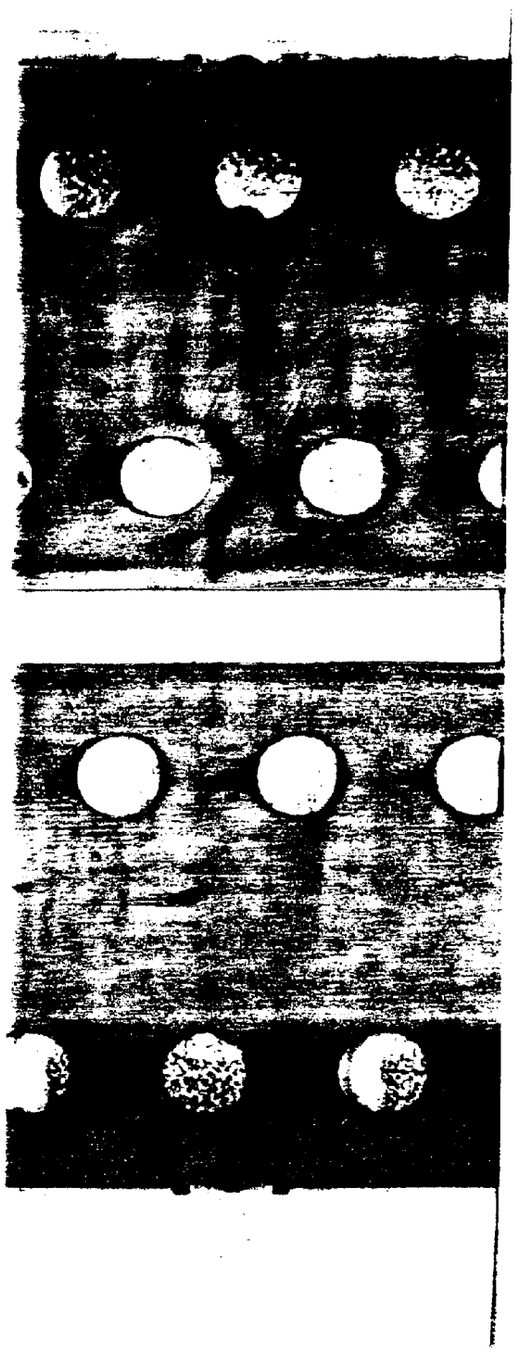
FROM

DALE D. BYARD and wife,
ELIZABETH G. BYARD

TO

GERALD MICHAEL MOREDOCK and wife,
NAOMI RUTH MOREDOCK

PLEASE RETURN TO: FILE BOX 38
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 _____

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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 123000.00
CON TX 405.90
PRFEE 0.50
WDEED 6.00
TOTAL ~~412.40~~
CHECK ~~412.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/89 01 12:19 0001 1038

12224

RECEIVED FOR REFERENCE

Feb 28 12 17 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 185459