BOOK 7808 PAGE 588

THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

21848

APR 4 2 19 PM '89

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $225,860.45.

AFFIANT

Subscribed and sworn to before me this 31st day of April, 1989.

NOTARY PUBLIC

My Commission Expires: 10-9-91

WARRANTY DEED

ADDRESS OF NEW OWNER:
ROBERT A. HANUSOVSKY
222 Wilsonia
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Same as address of new owner

MAP AND PARCEL NOS:
Map 83-13; Parcel 493
Map 83-13; Parcel 494
Map 83-13; Parcel 495

MORTGAGEE:
Evergreen Land Company
Larry J. Burge
Douglas S. Hall

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including but not limited to the assumption of an Installment Deed to Evergreen Land Company in the original amount of $70,000.00, but unpaid balance of $64,300.93, of record in Book 5508, page 325, Register's Office for Davidson County, Tennessee; and further the assumption of a

Deed of Trust of record in Book 6330, page 6, Register's Office of Davidson County, Tennessee, in the original amount of $132,663.07, but unpaid balance of $131,335.04, to secure to Larry J. Burge; which Grantee hereby assumes and agrees to pay the unpaid balance as to both of the above mentioned Deeds of Trust; the receipt of which is hereby acknowledged, and further the assumption of a Deed of Trust of record in Book 7004, page 445, Register's Office of Davidson County, Tennessee, in the original amount of $63,287.35 to secure to Douglas S. Hall, of which $31,123.91 is assumed by Grantee and balance remains the responsibility of Grantor.

We, BOBBY R. MOREFIELD, and wife, Ann C. Morefield, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT A. HANUSOVSKY, the GRANTEE herein, his successors, heirs and assigns forever, certain real estate in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 1 to 5 inclusive, the Map of Blakemore and Park's Shelby Avenue Addition, of record in Book 57, page 151, Register's Office for said County.

Said lots adjoin and front together 260 feet on the northerly side of Shelby Avenue and run back between parallel lines, Lot No. 1, running back along the westerly margin of 16th Street, 153 feet to an alley.

Being the same property conveyed to Bobby R. Morefield by Deed from Douglas S. Hall, of record in Book 7004, page 441, Register's Office for Davidson County, Tennessee.

This instrument is made subject to applicable local government, planning, building and zoning regulation.

THIS IS IMPROVED PROPERTY KNOWN AS: 1511-1519 Shelby Avenue, Nashville, Tennessee.

This conveyance of the property and all covenants and warrants contained herein are made expressly subject to the following:

1. Real Estate Taxes for the current year, and the past years of 1986, 1987 and 1988.
2. Subject to a lien created by a Deed of Trust dated July 2, 1984, securing an indebtedness in favor of Larry J. Burge in the original amount of $132,663.07, of record in Book 6330, page 6.
3. An Installment Deed retained in Deed to secure Evergreen Land Company, dated September 28, 1979, in the original amount of $70,000.00 of record in Book 5508, page 325.
4. A subordinate Deed of Trust dated October 3, 1986, of record in Book 7004, page 445, in the original amount of $63,287.35.
5. Financing statement of record in Book 5786, page 773,

said Register's Office in the original amount of $18,686.00.

6. The rights of tenants in possession of the property under leases existing on the date first above written.

7. Any and all restrictive covenants, easements and the like of record in the Register's Office of Davidson County, Tennessee.

8. Housing Inspection Report from Metro Government Department of Codes as to Map 83-13, Parcel 494.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantee, his heirs, successors and assigns forever.

*The said Ann C. Morefield joins in this conveyance to transfer any interest she may have in the property because of her marital relationship with Bobby Morefield.

And we do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, BOBBY R. MOREFIELD and wife, ANN C. MOREFIELD, have hereunto set their hands on this 3rd day of April, 1989.

Bobby R. Morefield
BOBBY R. MOREFIELD

Ann C. Morefield
ANN C. MOREFIELD

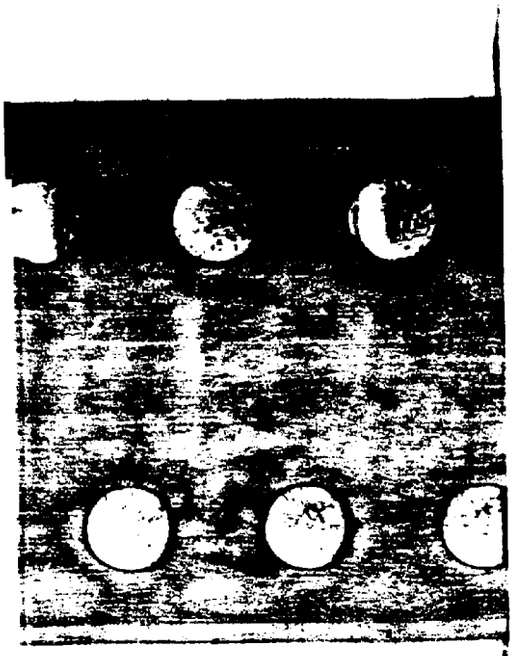
STATE OF TENNESSEE
COUNTY OF DAVIDSON

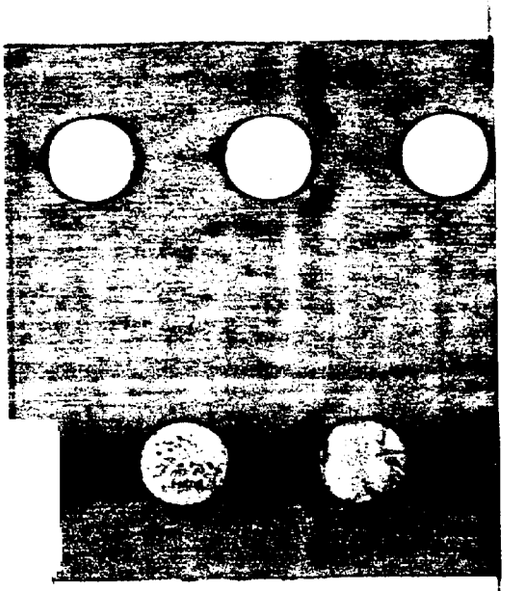
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBY R. MOREFIELD and wife, ANN C. MOREFIELD, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of April, 1989.

NOTARY PUBLIC

My Commission Expires:
10-9-91





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
225860.45
CON TX 745.47
PRFEE 0.50
WDEED 9.00
TOTAL 754.97
CHECK 754.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/89 01 14:19 0001 2140

21848

IDENTIFICATION REFERENCE

APR 4 2 19 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 196577