BOX 15

BOOK 7836 PAGE 995

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF May, 1989

Notary Public

MY COMMISSION EXPIRES: June 1, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William J. Fader (NAME)	Citizens & Southern Mortgage Corp. (NAME)	Map 116-4
196 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel #331
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	

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 James Van Hall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Fader, unmarried

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:

Land in Davidson County, Tennessee, being part of Lot No. 28 and that part of a 10 foot reserved strip immediately in the rear of same on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, described together as follows:

Beginning on the northeasterly margin of Kenner Avenue, at a point 66 feet southeasterly from the corner of Lots Nos. 27 and 28, said point being the southeast corner of the property conveyed to H. H. Piper and wife, by deed from Mrs. Alice Criswell, of record in Book 1019, page 251, said Register's Office; thence with said Piper's southeasterly line, northeastwardly 106 feet, more or less, to the northerly line of a 10 foot reserved strip; thence with said line, eastwardly 118 feet, more or less, to the northwest corner of the property conveyed to G. Miller Barnett and wife, by deed from Frank R. Blair and wife, of record in Book 767, page 223, said Register's Office; thence with said Barnett's northwesterly line southwestwardly 190 feet, more or less, to the northeasterly margin of Kenner Avenue; thence with said Avenue, northwestwardly 68 feet to the beginning.

Being the same property conveyed to James Van Hall, unmarried, by deed from Chris E. Brown and wife, Penny C. Brown of record in Book 6862, page 532, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 196 Kenner Avenue, Nashville, TN 37205
(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 4th day of May, 1989

James Van Hall

STATE OF TENNESSEE
Davidson County

BOOK 7836 PAGE 996

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Van Hall, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May 19 89.

Commission expires March 27, 1993

Ann B. Ellis
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such (they) _____ 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

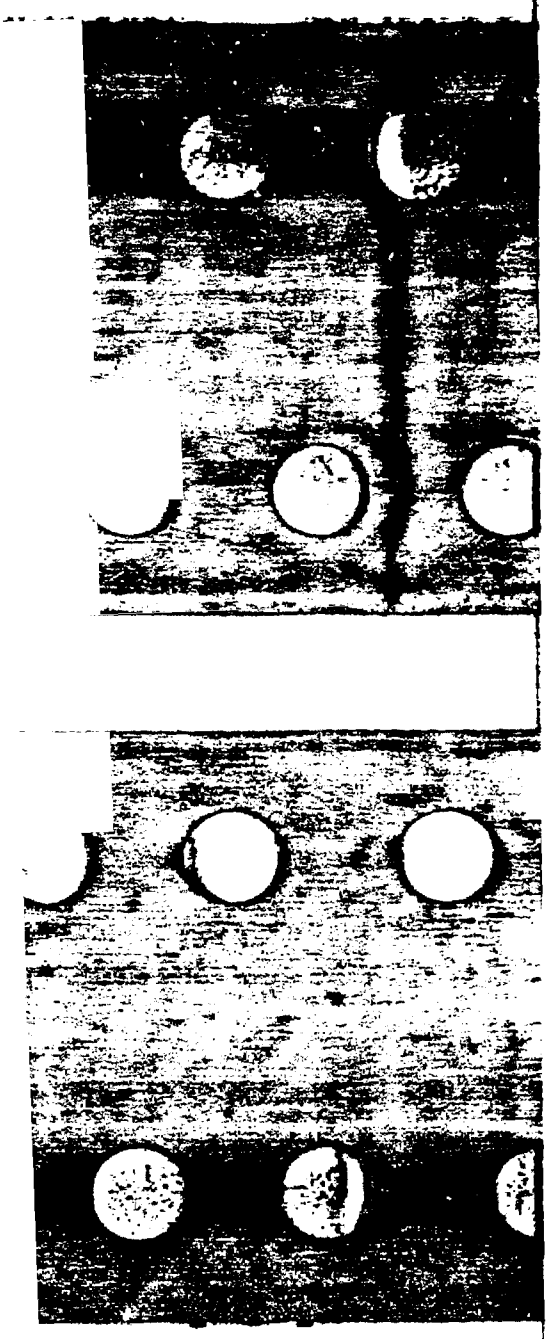
TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

4392 05/09 0101 03CHECK 410.75

MAY 9 1 33 PM '89

31488



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7836 PAGE 997

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 122500.00
CON TX 40.45
ERR CO
CON TX 40.45-
CON TX 404.25
PRFEE 0.50
WDEED 6.00
TOTAL 410.75
CHECK 410.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

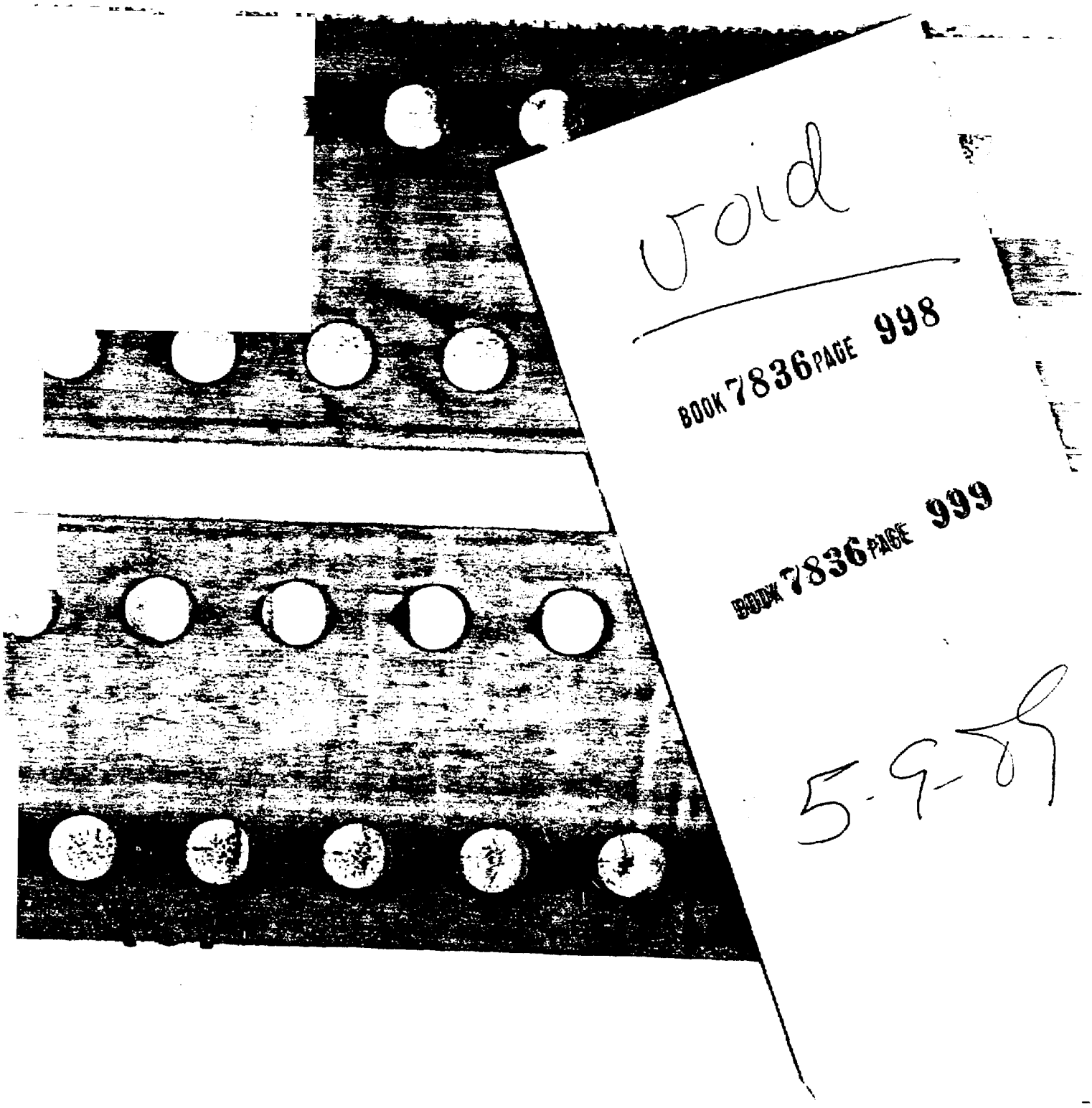
05/09/89 01 13:34 0001 4392

314888

IDENTIFICATION

MAY 9 1 33 PM '89

No. 207840

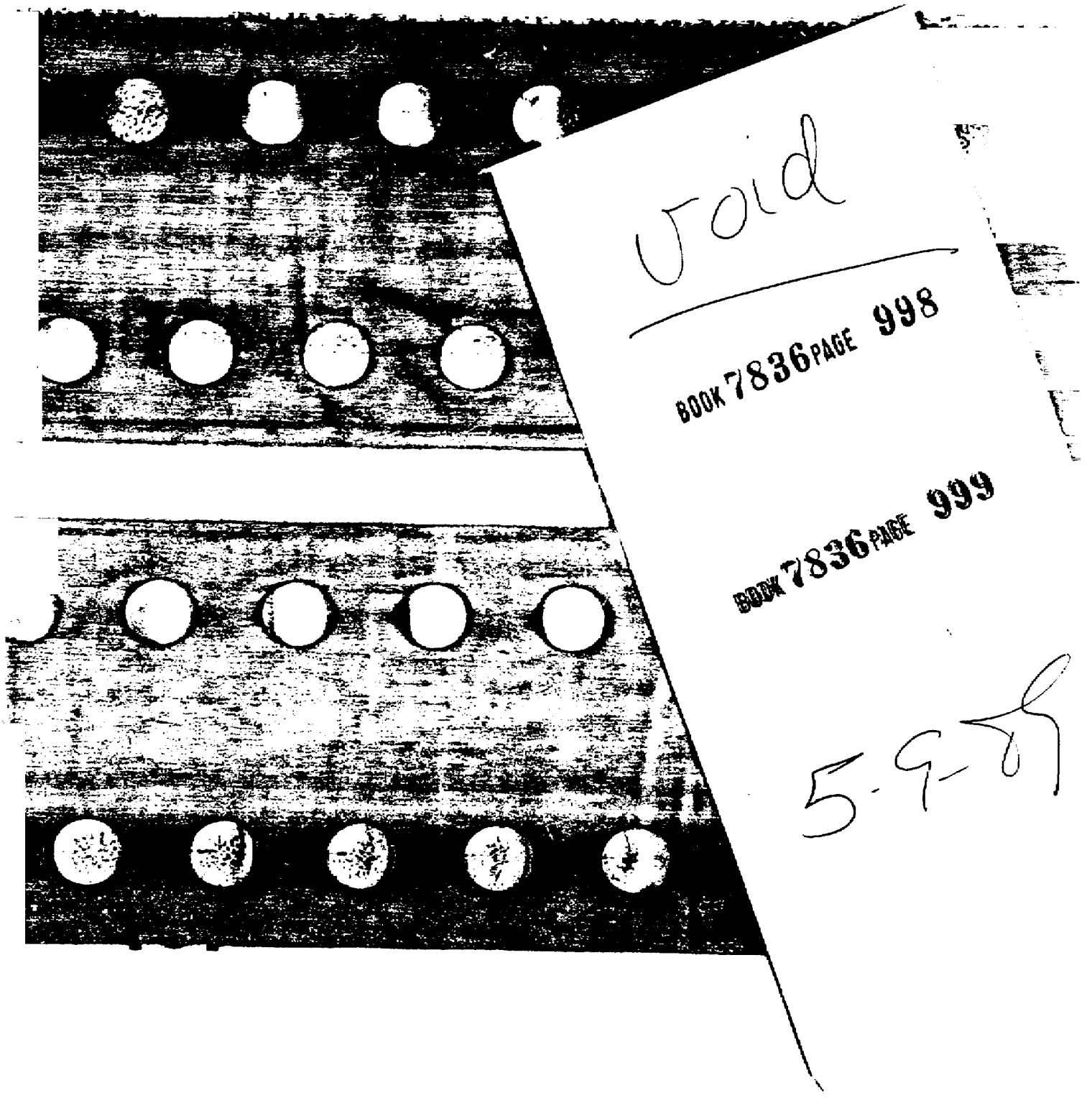


Void

BOOK 7836 PAGE 998

BOOK 7836 PAGE 999

5-9-84



Void

BOOK 7836 PAGE 998

BOOK 7836 PAGE 999

5-9-84