BOOK 7853 PAGE 941

STA
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,705.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 19 89

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE T. SOUTHALL (NAME)	CityFed Mortgage Company (NAME)	75-11-177
1018 Racel Square Dr. (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	4D 68905
Hermitage, Tn. 37076 (CITY) (STATE) (P O ZIP)	Springfield, Ohio, 45501 (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, FRAZIER K. BEVERLY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE T. SOUTHALL, an 80% interest (unmarried)
(The other remaining 20% interest still being vested in Marion Thurman)

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 Lot No. 99A of the Zone Lot Division of Lot Nos. 80 thru 101 and 103 thru 107 Rachel's Square Section 2, as of record in Plat Book 6250, page 540, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Frazier K. Beverly, Unmarried and Marion Thurman, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 6971, page 134, Register's Office for Davidson County, Tennessee.

This property is subject to a shared equity agreement executed by Frazier K. Beverly (as to an 80% interest) and Marion Thurman (as to a 20% interest). The transferee agrees to be bound by this instrument.

As part of the consideration for the conveyance of this property, Joe T. Southall hereby agrees to assume an indebtedness in the original principal amount of $62,643.00 which was executed on August 8, 1986, by Frazier K. Beverly, unmarried, of record in Book 6971, Page 137, Register's Office for Davdison County, Tennessee, Said indebtedness is held by CityFed Mortgage Company.

This is (unimproved) (improved) X property, known as 1018 Rachel Square, Hermitage, Tennessee 37076
(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 22nd day of May, 19 89

Frazier K. Beverly
FRAZIER K. BEVERLY

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named FRAZIER K. BEVERLY, 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 22nd day of May, 19 89.

Commission Expires 11-21-92

Janet L. Davis
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

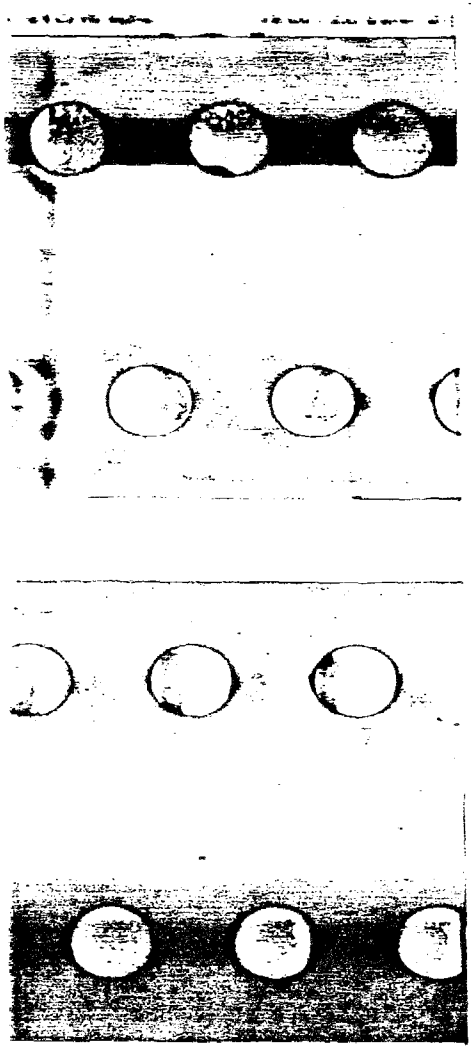
FROM

TO

37437

JUN 1 10 12 AM '89

0526 06/01 0101 03CHECK 223



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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 943

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 65905.00
CON TX 217.17
PRFEE 0.50
WDEED 6.00
~~TOTAL 223.67~~
~~CHECK 223.67~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/89 01 10:16 0001 0526

37.437

IDENTIFICATION

JUN 1 10 12 AM '89

FELIX Z. WILSON, II

VOID
CON TX 217.17- -
CON TX 217.47
~~TOTAL 0.30~~
~~CHECK 0.30~~

06/01/89 01 10:17 0001 0527

No. 214907

TOTAL $223.97