FORM No. WD-1

BOOK 7889 PAGE 205

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

William Houston Alford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 1989

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Houston Alford	First Republic Mortgage	052-08-0
(NAME)	(NAME)	
529 Canton Pass	2090 Hewitt Avenue	055.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Kettering, Ohio 45440	11D 80202
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles A. Hayes and wife, Carol Jean Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Houston Alford and wife, Bonnie L. Baker

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 Lot No. 79 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for said County.

SAID Lot No. 79 fronts 91.9 feet on the southeasterly side of Canton Pass and extends back 182.8 feet on the northeasterly line and 198.2 feet on the southwesterly line, to a line in the rear on which it measures 130.9 feet.

Being the same property conveyed to Charles A. Hayes and wife, Carol Jean Hayes by deed from Volney D. Dortch and wife, Juanita Dortch of record in Book 4958, page 496, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4047, page 877, as amended in Book 4735, page 159 said Register's Office.

4.9.2.6.

IDENTIFICATION REFERENCE

Jul 14 10 53 AM '89

DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 529 Canton Pass, Madison, TN 37115
(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 10th day of July, 19 89

Charles A. Hayes — Carol Jean Hayes

Charles A. Hayes — Carol Jean Hayes

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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 Charles A. Hayes and wife, Carol Jean Hayes

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July 19 89

Commission expires

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such and being authorized so to do, execute 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

Charles A. Hayes and wife, Carol Jean Hayes

TO

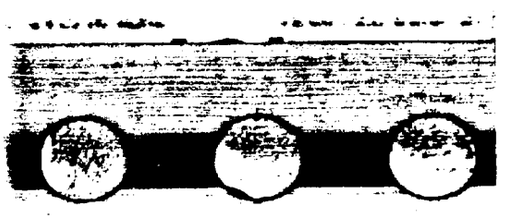
William Houston Alford and wife, Bonnie L. Baker

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

5215 07/14 0101 02CHECK 290.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

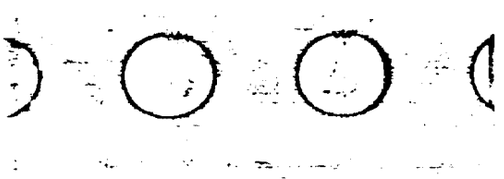
RECEIVED OF _____

FOR _____

BOOK 7889 PAGE 207

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

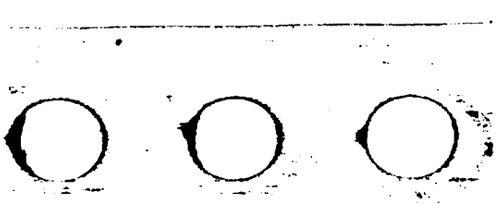
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

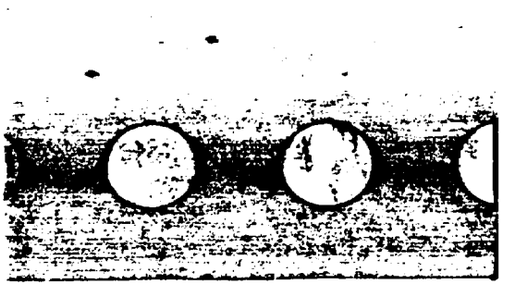


CAMT	86000.00
CON TX	283.80
PRFEE	1.00
WDEED	6.00
TOTAL	290.80
CHECK	290.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/89 01 10:56 0001 5216





4926.6

IDENTIFICATION REFERENCE

JUL 14 10 53 AM '89

DAVIDSON COUNTY, TN

No. 228897