Prepared By:
Lisa Cowan
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED 5917 08/15 0101 03CHECK 163.15

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ralph T. Hall and Sonya Mayes 1217 Timber Valley Drive Nashville, Tennessee 37214	CTX Mortgage Co. P.O. Box 19000 Dallas, TX 75219-9000	Map 108-12 Parcel 69

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand Five Hundred and No/100 ($45,500.00) DOLLARS, N.V.R. ~~Federal~~ Savings Bank, formerly known as McLean Savings and Loan Association, a Virginia corporation, the Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said Ralph T. Hall and Sonya Mayes, both unmarried, the Grantees herein, as joint tenants with the right of survivorship, certain real estate in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

This is improved property, known as 1217 Timber Valley Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, as joint tenants with the right of survivorship, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered except as to those matters of record.

Grantor further covenants and binds itself, its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further.

WITNESS my hand this 10 day of Aug, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

N.V.R. ~~FEDERAL~~ SAVINGS BANK,
formerly known as
McLEAN SAVINGS & LOAN ASSOCIATION

Grantor

By: _____
Gerald F. Luttrell
Vice President, REO Manager
Its:

STATE OF VIRGINIA

COUNTY OF FAIRFAX

Before me, Vicki L. Bersche, a Notary Public of the State and County aforesaid, personally appeared Gerald F. Luttrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Him to be the Vice President of N.V.R. ~~Federal~~ Savings Bank, f/k/a, McLean Federal Savings and Loan Association, the within named bargainer, a corporation, and that He as such Has, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by Gerald F. Luttrell as Vice President.

WITNESS my hand and seal, at McLean, Virginia, this 10th day of August, 1989.

Vicki L. Bersche
Notary Public Vicki L. Bersche
My Commission Expires: March 22, 1993

VICKI L. BERSCHE · NOTARY PUBLIC · COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,500.00.

Robert J Hall
AFFIANT

Subscribed and sworn to before me this the 11th day of August, 1989.

Melanie D. Stange
Notary Public
My Commission Expires: 2-2-91

NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47-A Zone Lot Division, East Lake Subdivision, Section IV, as of record in Book 6250, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to McLean Savings and Loan Association by Substitute Trustee's Deed from Bradley A. MacLean, Substitute Trustee, of record in Book 7522, page 967, Register's Office for Davidson County, Tennessee. McLean Savings and Loan Association is now known as N.V.R. ~~Federal~~ Savings Bank.

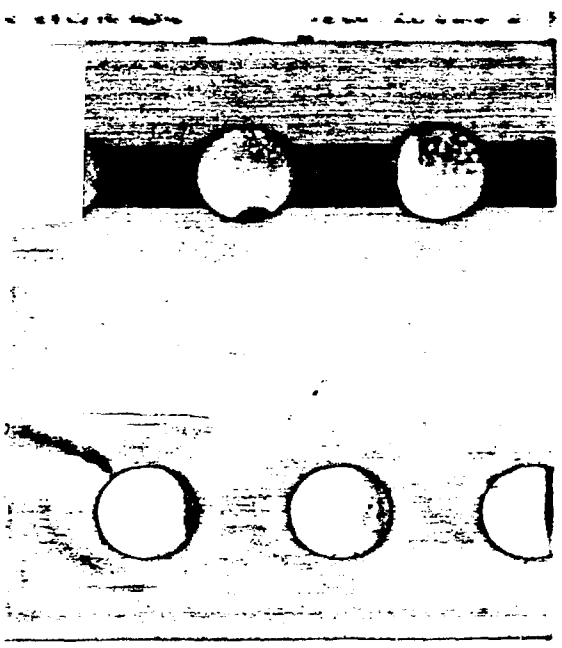
57969

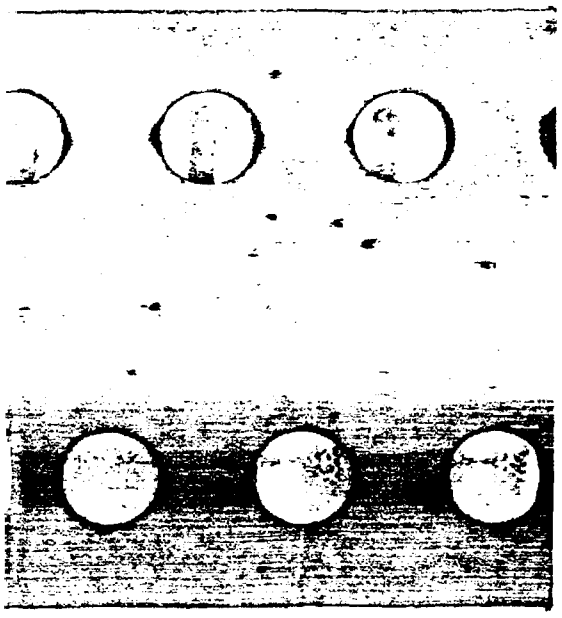
IDENTIF. TREFERENCE

Aug 15 12 25 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 344

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 45500.00
CON TX 150.15
PRFEE 1.00
WDEED 12.00
TOTAL 163.15
CHECK 163.15

08/15/89 01 12:27 0001 5917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57969

IDENTIF. REFERENCE

AUG 15 12 25 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239133