BOOK 8466 PAGE 239

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF October 19 91

Notary Public

MY COMMISSION EXPIRES March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405-C OLD TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY S. BALL (NAME)	CITIZENS & SOUTHERN MORTGAGE CORPORATION (NAME)	MAP 72-04
1452 McALPINE AVENUE (ADDRESS)	P. O. BOX 656 (ADDRESS)	PARCEL 306
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	TUCKER, GA 30085-0656 (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, LARRY J. BURGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY S. BALL, AN UNMARRIED PERSON

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:

Tract I: Being the easterly part of Lot No. 33 of Block "D" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, described as follows:

Beginning on the northerly line of Lot No. 33 at the corner of Lots Nos. 5 and 32, said point being 175 feet east of the easterly margin of Janie Avenue; thence with the line between Lots Nos. 5 and 33 eastwardly 155.7 feet to the northerly line of Lot No. 4; thence with the northerly line of Lots Nos. 4 and 3 southwestwardly 196.5 feet to the southerly line of said Lot No. 33, said point being 185.7 feet east of the easterly margin of Janie Avenue; thence northwardly 100 feet, more or less, to the beginning.

Tract II: Being Lot No. 4 of Block "D" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

Said Lot No. 4 fronts 104 feet on the westerly side of McGavock Avenue and runs back between lines with the southwesterly margin of McAlpine Avenue, 172 feet on the southwesterly line and 165 feet on the northeasterly line to a dead line and measures 104 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND BUT EXCLUDED THEREFROM is the following tract of land:

Being the easterly part of Lot No. 4 of Block "D" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, said part of Lot No. 4 is described as follows:

SEE REVERSE FOR CONTINUATION

( ) unimproved (XX) is improved property, known as 1452 McALPINE AVENUE, NASHVILLE, TN 37216
(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 15th day of October, 19 91

Larry J. Burge
LARRY J. BURGE

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 LARRY J. BURGE

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 GOODLETTSVILLE, Tennessee, this 15th day of October 19 91

Commission expires March 26, 1994

Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

CONTINUATION OF LEGAL DESCRIPTION

Beginning on the northwesterly margin of McGavock Avenue at the corner of Lots No. 3 and 4; thence with the line between said two lots northwestwardly 172 feet to the southeasterly line of Lot No. 33; thence northeastwardly 104 feet, more or less, to the southwesterly margin of McAlpine Avenue; thence with said Avenue southeastwardly 105 feet to the northwesterly margin of McGavock Avenue; thence with said Avenue southwestwardly 104 feet to the beginning.

Being the same property conveyed to LARRY J. BURGE by deed of record in Book 8374, page 70, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Larry J. Burge
Larry J. Burge

5521 9

WARRANTY DEED Oct 18 9 40 AM '91

FROM

TO

RETURN TO:

3896 10/18 0101 03CHECK 228.63

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 6.00
TOTAL 228.63
CHECK 228.63

10/18/91 01 09:41 0001 3896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5,521.9

INTERSTATE BANK

Oct 18 9 40 AM '91

No. 468645