This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8541 PAGE 313

ADDRESS NEW OWNER:
Jeffrey L. Hale and Mary Lou Hale
134 Timberhills Drive
Hendersonville, TN 37075

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 105-10
PARCEL 45
16W-0500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joe Grubbs Jr. and wife, Nancy C. Grubbs hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey L. Hale and wife, Mary Lou Hale, tenants by the entirety, 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 the southerly 50 feet of Lot No. 3 on the Waverly Land Company's Plan of Lots, called "Waverly Place", of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 3 fronts 50 feet on the westerly side of 8th Avenue South, as widened, and runs back 161 feet, more or less, on the northerly line and 166.14 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Joe Grubbs, Jr. and wife, Nancy C. Grubbs, by deed from Albert J. Dale and wife, Lola Katherine Dale of record in Book 3184, Page 362, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in Book 57, Page 95, said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1807 8th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey L. Hale and wife, Mary Lou Hale, their heirs and assigns, forever; and we, Joe Grubbs Jr. and wife, Nancy C. Grubbs 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

81083

IDENTIFICATION REFERENCE

FEB 3 11 21 AM '92

DAVIDSON COUNTY, TN

Witness our hands this the 31st day of January, 1992.

Joe Grubbs Jr.

Nancy C. Grubbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe Grubbs Jr. and wife, Nancy C. Grubbs the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

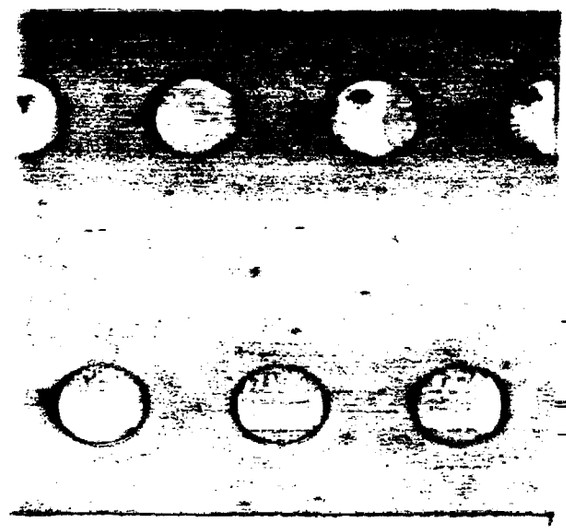
The actual value or consideration, whichever is greater, for this transfer is $ 117,500.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

92 JAN 13 AM 11:11 MICHEAL 441.75



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

RECEIVED OF _____

FOR _____

BOOK 8541 PAGE 315

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 11750.00
				CON TX 434.75
				PRFEE 1.00
				WDEED 6.00
				TOTAL 441.75
				CHECK 441.75
			02/03/92 01	11:21 0001 7691

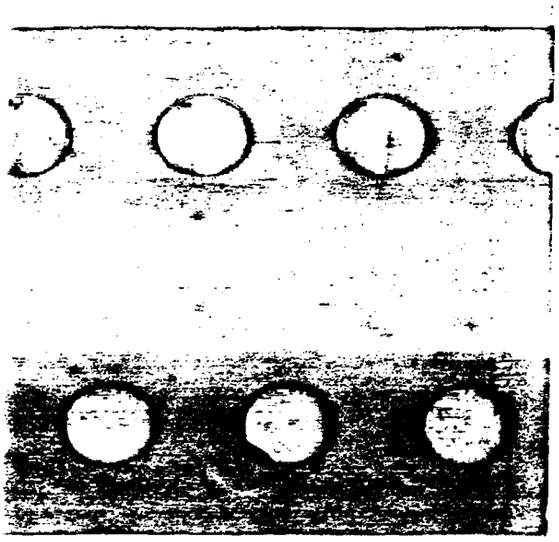
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81083

IDENTIFICATION REFERENCE

FEB 3 11 21 AM '92

DAVIDSON COUNTY, TN



No. 498317