0106627

File Box 51-A

IDENTIF. ↑ REFERENCE

Map & Parcel FH 07525 144-02-006

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

95 SEP 29 PM 4:02
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9811 PG 373

Send Tax Bills To:
New Owner

New Owner:

SALEM & JUDY FORSYTHE
1127 Crater Hill Drive.
Nashville, TN 37215

Mortgagee:

First American National Bank
First American Center
Nashville, TN 37237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOWARD W. HALL, JR. and wife, MARY JEAN HALL, Grantors, have bargained and sold and by these presents do transfer and convey unto SALEM L. FORSYTHE and wife, JUDITH R. FORSYTHE, Grantees, their heirs and assigns, the property described as follows:

> A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:
>
> Being Lot No. 59 on the Plan of Chickering Hills, Section 3, as of record in Book 2663, page 17, Register's Office for said County. Said Lot No. 59 fronts 229.3 feet on the westerly side of Crater Hill Drive and extends back 438.2 feet on the southerly line and 397.3 feet on the northerly line to a dead line, measuring 232.92 feet thereon.
>
> Being the same property conveyed to Howard W. Hall, Jr. and wife, Mary Jean Hall, by deed from James G. Nichols and wife, Donna Jean Nichols, of record in Book 4360, page 611, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto 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 property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictions of record in Book 2648, page 523, said Register's Office; (2) All matters on the plan of record in Book 2663, page 17, said Register's Office; (3) Easement for sanitary sewers and/or storm drainage purposes of record in Book 6279, page 972, said Register's Office; (4) Existing building restrictions and zoning, and other laws and ordinances applicable to the property; and (5) 1995 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 15 day of September, 1995.

Tennessee (401085 61) Apr 1/96

Howard W. Hall Jr.

HOWARD W. HALL, JR.

Mary Jean Hall

MARY JEAN HALL

Tennessee 42643937 Apr 6/91

STATE OF FLORIDA)
)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public of said County, HOWARD W. HALL, JR. and wife, MARY JEAN HALL, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of September, 1995.

Barbara Parnther

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF Davidson

BARBARA PARNTHER
MY COMMISSION # CC 244668
EXPIRES: December 6, 1996
Bonded Thru Notary Public Underwriters

BARBARA PARNTHER
MY COMMIS
EXPIRES: D
Bonded Thru No
CC 244668
6, 1996
Underwriters

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Seventy Five Thousand and No/100 Dollars ($275,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of September, 1995.

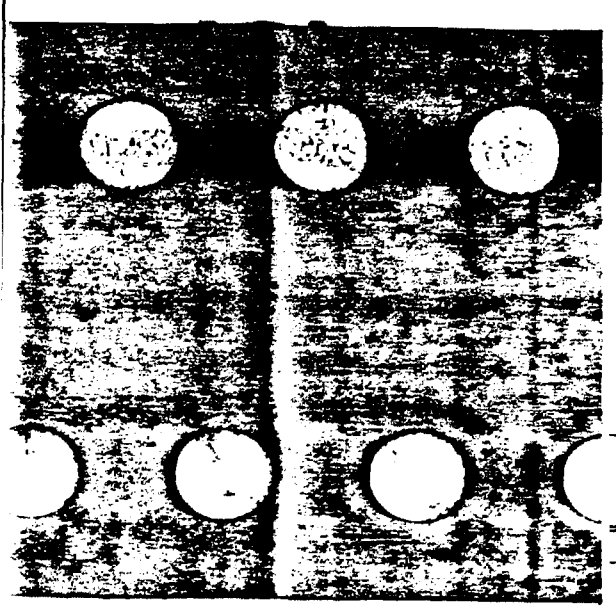
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

NOTARY PUBLIC AT LARGE STATE OF TEXAS

8643 09/29 0101 CHECK 1026.50

mes\c:\wp51\data\hwhall.wd
File #B-0871



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

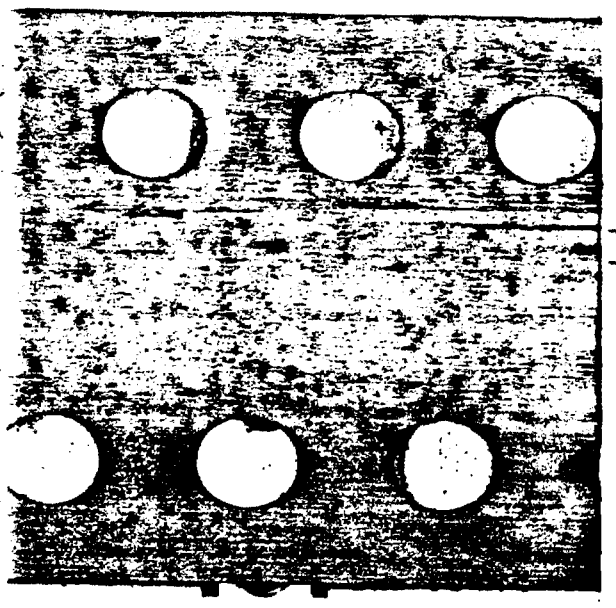
RECEIVED OF _____

FOR _____

BOOK 9811 PG 381

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
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
TOTAL 1026.50
CHECK 1026.50

09/29/95 01 16:03 0001 0843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106627
IDENTIF. ↑ REFERENCE

95 SEP 29 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959644