This instrument was prepared by:
H. Michael Bennett, Esq.
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ronnie W. Hall, et ux	Same	M 72-7
Reta D. Hall		P 242
8045 South Mt. Juliet Rd		
Hermitage, TN 37076		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 28,500.00 .

Reta D. Hall
Affiant

SWORN TO AND SUBSCRIBED before me this the 6th day of June 1996.

Melanie L. Jackson
Notary Public

My Commission Expires: 11-22-97

0191215
IDENTIF. # REFERENCE

96 JUN 10 PM 1:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, WALLACE P. BURKE, et ux, KATIE T. BURKE hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto RONNIE W. HALL, et ux, RETA D. HALL, hereinafter referred to as the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being the easterly part of Lot No. 30 and all of Lot No. 31 on the Map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Oakhurst Avenue at the corner of Lots Nos. 31 and 32; thence, with the line between said two lots, southwardly 150 feet to the northerly margin of an alley; thence, with said alley, westwardly 128.75 feet to the southeast corner of the property conveyed to Margaret Gwin by deed from R.B. Baxensale of record in Book 919, page 87, Register's Office for Davidson County, Tennessee; thence, with Gwin's easterly line, northwardly 157 feet, more or less, to the southerly margin of Oakhurst Avenue; thence, with said Avenue, eastwardly 80.5 feet to the beginning.

BEING the same property as conveyed to Wallace P. Burke and wife, Katie T. Burke by deed from Roy G. Bennett and wife, Marjorie Bennett of record in Book 4383, page 250, Register's Office for Davidson County, Tennessee.

This is improved property known as 1334 Oakhurst Drive, Nashville, Davidson County, Tennessee 38476.

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, successors 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 except for taxes for the year 1996, a lien but not yet due and payable, which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5 day of June 1996.

Wallace P. Burke
WALLACE P. BURKE

Katie T Burke
KATIE T. BURKE

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 WALLACE P. BURKE, et ux, KATIE T. BURKE 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 instrument for the purposes therein contained.

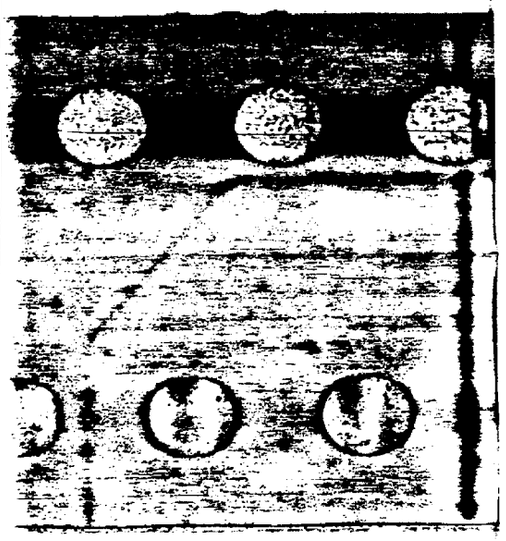
WITNESS my hand and official seal, at Nashville, Davidson County, Tennessee, on this the 5th day of June 1996.

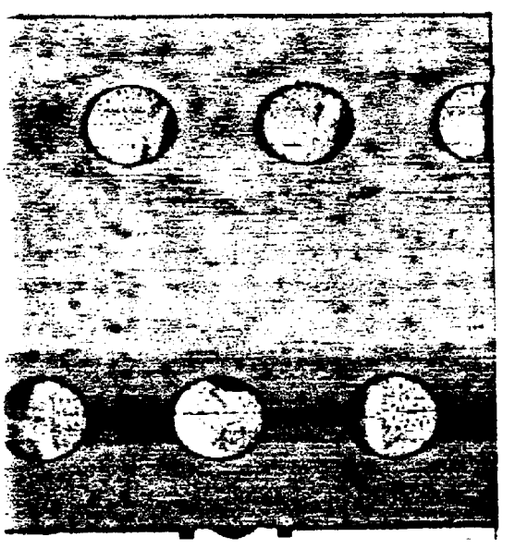
Ann Marie Luttrell
Notary Public

My Commission Expires: 1/29/2000

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1787 06/10 0101 03CHECK 114.45





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

RECEIVED OF _____

FOR _____

BOOK 10081 PG 823

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 28500.00
				CON TX 105.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 114.45
				CHECK 114.45
			06/10/96	01 13:44 0001 1787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191215 IDENTIF. ↑ REFERENCE

96 JUN 10 PM 1:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1049631