BOOK 10667 PG 375

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **October, 1997** between MICHAEL D. HALL, A MARRIED MAN, and VICTORIA D. HALL, HIS WIFE, GRANTORs, and ROBERT C. MERRITT, JR. and KEMBERLY E. MERRITT, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL D. HALL, A MARRIED MAN, and VICTORIA D. HALL, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto ROBERT C. MERRITT, JR. and KEMBERLY E. MERRITT, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3235 CROWE DRIVE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

VICTORIA D. HALL, wife of MICHAEL D. HALL, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

MICHAEL D. HALL Signature of Seller

VICTORIA D. HALL

97 NOV -3 PM 12:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6579 11/03 0101 03CHECK 119.50

IDENTITY [illegible]

036524.2

97-IC-550,

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL D. HALL and HIS WIFE, VICTORIA D. HALL,** the within named 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, at office, this **30th** day of **October, 1997.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ROBERT C. MERRITT, JR. and KEMBERLY E. MERRITT, HUSBAND AND WIFE and
3235 CROWE DRIVE
NASHVILLE, TN 37218

Property Address:

3235 CROWE DRIVE
NASHVILLE, TN 37218

Person Responsible for Taxes:

NATIONSBANC MORTGAGE CORPORATION

Map & Parcel #: MAP 080-08, PARCEL 033.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

commission expires 5/28/2000

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot NO. 325 fronts 55 feet on the westerly side of Crowe Drive and runs back 140 feet on the northerly line and 134.42 feet on the southerly line to a dead line in the rear on which it measures 55.25 feet.

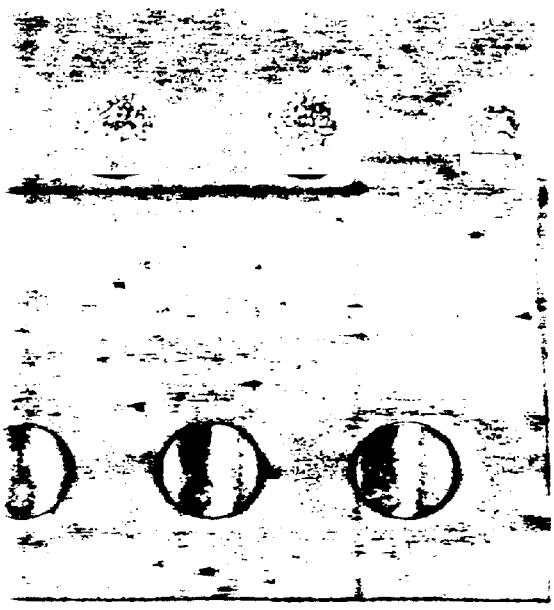
Being the same property conveyed to NORMAN H. LOCKRIDGE AND WIFE, HONZIE L. LOCKRIDGE, by Warranty Deed from JACK LINDSAY PARDUE ET UX, of record in Book 4618, page 103, Register's Office for DAVIDSON County, Tennessee, the said Honzie L. Lockridge having since died, the property vested by operation of law in her surviving spouse, Norman H. Lockridge. Norman H. Lockridge died, testate, and by his Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee, Docket No.76845, and filed in Will Book 151, page 676, the property was devised to his step-son, Michael D. Hall, the Grantor herein.

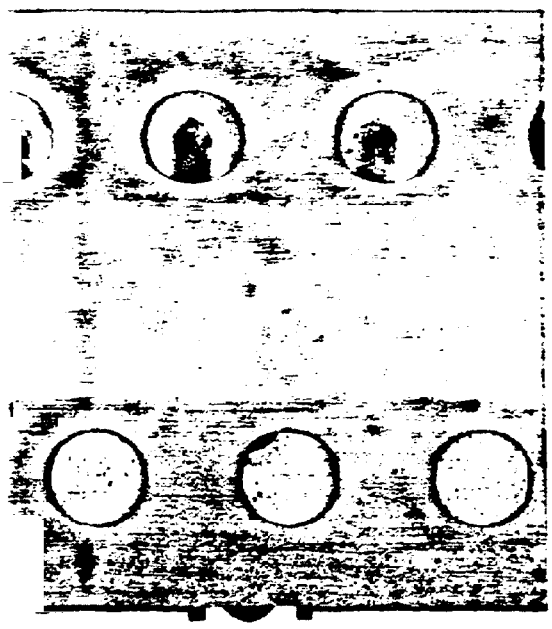
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 080-08, PARCEL 033.00).

2. All matters as set forth on the Plat of record in Plat Book 3300, page 91, said Register's Office, which plan includes a 30-foot minimum builcing setback line from rowe Drive and a 10-foot public utility and drainage easement along the back lot line.

3. Restrictive Covenants recorded in Deed Book 3465, Page 403, Register's Office for DAVIDSON County, Tennessee.





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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

11/03/97 01 12:23 0001 6579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0365242
IDENTIFICATION REFERENCE

97 NOV -3 PM 12:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1215793