JAMES ALLEN HAYES
837 ROSE PARK DRIVE

BOOK 3904 PAGE 892

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 THIRD AVE. NORTH, NASHVILLE, TENNESSEE

For and in consideration of ------TEN. AND NO/100------($10.00)---------cash in hand paid by JAMES ALLEN HAYES AND WIFE, RITA LEE HAYES, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, A & T BUILDERS, INC., hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to wit:

BEING LOT NO. 18 ON THE PLAN OF ROSE ESTATES, SECTION 1, AS OF RECORD IN BOOK 3600, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 69.89 FEET ON THE EASTERLY SIDE OF ROSE PARK DRIVE AND RUNS BACK 152 FEET ON THE NORTHERLY LINE AND 158.02 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 90.2 FEET.

BEING PART OF THE PROPERTY CONVEYED TO A & T BUILDERS, INC., A TENNESSEE CORPORATION, BY DEED FROM CARL BATSON AND WIFE, AS OF RECORD IN BOOK 3867, PAGE 812, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS IN BOOK 3676, PAGE 361, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 3707, PAGE 356, SAID REGISTER'S OFFICE, AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3600, PAGE 37, SAID REGISTER'S OFFICE.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:				
	837 ROSE PARK DRIVE	NASHVILLE, TENNESSEE		
No.	Street	City	Zone	State

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 the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 196 5 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title 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.

IN WITNESS WHEREOF the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 21ST day of JUNE, 196 5.

A & T BUILDERS, INC.

BY _____
TITLE SECRETARY-TREASURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REBECCA H. CARVER, a Notary Public of the State and County aforesaid, personally appeared T. E. MURPHREE with whom I am personally acquainted, and who, upon oath, acknowledged himself to be SECRETARY-TREASURER of the A & T BUILDERS, INC. the within named bargainor, a corporation, and that he as such SECRETARY-TREASURER being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the A & T BUILDERS, INC. by himself as SECRETARY-TREASURER

Witness my hand and seal at NASHVILLE, TENNESSEE, this the 21ST day of JUNE, 196 5.

NOTARY PUBLIC ... FEBRUARY 1, 1969

My commission expires _____

_____
Notary Public

BOOK 3904 PAGE 893

($12,050.00)

Warranty Deed

From

A & T BUILDERS, INC.

To

JAMES ALLEN HAYES ET UX

(MURPHREE MORTGAGE Co,)

86048

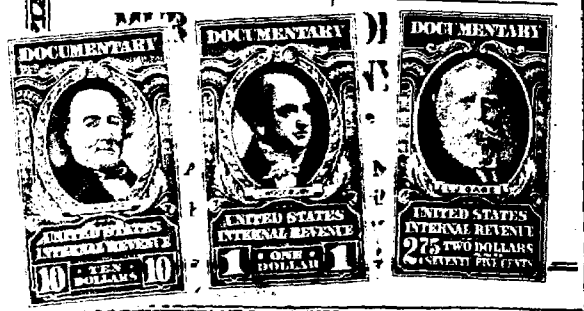
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 23 9 17 AM '65

NOTE[illegible] 1 11 PAGE 8[illegible]
RECORDING FEE $ 2.[illegible]
DEP. REG. ----

Compliments of

MUR[illegible]



STATE TAX $ 18.08
PROBATE .50
TOTAL $ 18.58

JUN 23 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID JUN 23 1965
C.T.