This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5784 PAGE 61

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann Brown	Fidelity Federal Savings & Loan Assn.	115-2-39
(NAME) 1132 Davidson Road	(NAME) 401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Mary Ann Brown and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Mary Ann Brown has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $42,750.00, secured by deed of trust of record in Book 5293, page 539, Register's Office for Davidson County, Tennessee,

We, John W. Hayhurst and Sondra Taylor Hayhurst

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Ann Brown

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Sec. A., Crest Meade, as of record in Book 2330, page 154, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Shiloh Drive, at the corner of Lots 122 and 123; thence southerly along said drive, 90.7 feet to a monument; thence around a curve in a southeasterly direction 39.2 feet to a monument in the northerly margin of Davidson Road; thence with said road, easterly 159.1 feet to a monument at the southeast corner of Lot No. 123; thence northerly along the rear line of said lot, 130 feet to the corner of Lots 122 and 123; thence with the line between said lots, westerly 176.4 feet to the point of beginning.

Being the same property conveyed to John W. Hayhurst and Sondra Taylor Hayhurst, as tenants in common, by deed from Wilson N. West, Trustee, of record in Book 5307, page 176, Register's Office for said County.

This conveyance is subject to the Plan of record in Book 2330, page 154, Register's Office for said County, which shows an Owner's Certificate, a 60-foot minimum building setback line from Shiloh Drive, a 30-foot minimum building setback line from Davidson Road, a 10-foot public utility easement and a 2.5' x 20' anchor easement; and restrictive covenants of record in Book 2794, page 323, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 18th day of August 1981

Affiant Mary Ann Brown

My commission expires: 4/9/84 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 1132 Davidson Road, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 12th *day of* August *19* 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Hayhurst

Sondra Taylor Hayhurst

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }

Personally appeared before me, Ann Avant, *a Notary Public in and for said County and State,* John W. Hayhurst and Sondra Taylor Hayhurst

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, Tn. ~~Nashville~~, *Tennessee, this* 7 *day of* August, *19*81

ANN AVANT NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES OCTOBER 20, 1982

Commission expires

Ann Avant *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

3073 08/19/81 193.70- CHECK

WARRANTY DEED

FROM
John W. Hayhurst and
Sondra Taylor Hayhurst

TO

Mary Ann Brown

G 55829

IDENTIF. REFERENCE

AUG 19 9 56 AM '81

FELIX Z. KNOTT II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			72000.00-	CO
			187.20	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 193.70-
			3073A08/19/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 55829

IDENTIF. REFERENCE

AUG 19 9 56 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838738