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File Boy # 35 248876

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Michael Hayes	Third National Mortgage Company	
(NAME)	(NAME)	
1807 Tyne Boulevard	P.O. Box 2628	MAP 145
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37219	PARCEL 89
(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 J. Michael Hayes and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged.

Roy H. Christensen, and wife, Virginia S. Christensen

have this day bargained and sold, and do hereby transfer and convey unto the said J. Michael Hayes

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. 2 on the Plan of Tyne Hills Estates, as of record in Book 4175, page 27, Register's Office for Davidson County, described as follows:

Beginning at a point being the corner of Lots 1, 2, and a tract of land marked Tyne Valley Estates, Section 1 on said plan; thence south 8 deg. 12' west 37.7 feet; thence south 2 deg. 20' west 240.0 feet to the corner between Lots Nos. 2 and 3, north 45 deg. 44' west 556.7 feet to the corner of said lots and a tract of land belonging to Robert A. Porter; thence north 25 deg. 53' east 254.7 feet to the beginning, containing 2.55 acres, more or less.

Being the same property conveyed to Roy H. Christensen and wife, Virginia S. Christensen, by deed from Robert M. Anderson and wife, Emily M. Anderson of record in Book 5301, page 536, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 170,000.00

Subscribed and sworn to before me this the 3rd *day of* July *19* 85

Michael Hayes
Affiant

My commission expires: 5-20-87
(Affix Seal)

Judy M. Dobbs
Notary Public

This is improved ( ) property, known as 1807 Tyne Boulevard, Nashville, Tennessee 37215
unimproved ( )
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 3rd *day of* July *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy H. Christensen

Virginia S. Christensen

Roy H. Christensen

Virginia S. Christensen

$.50 CK
37/55
534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Roy H. Christensen, and wife, Virginia S. Christensen

*the within named bargainor*s, *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, *Tennessee, this* 3rd *day of* July, *19*85.

Judy A. Dobbs
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 5-20-87

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

Roy H. Christensen etux

TO

J. Michael Hayes

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUL 5 11 32 AM '85

IDENTIF. REFERENCE

J 1:8 5.7.4.

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

170000.00- CAMT.
442.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 448.50-
5034A07/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:8 5: 7: 4:

T
IDENTIF. REFERENCE

JUL 5 11 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151305