This instrument prepared by: Stanly T. Snodgrass 2300 21st Avenue, South Nashville, Tennessee 37212

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Tracmark, Inc.

TO

Robert L. Hayes, et ux
Beverly A. Feagin

For draftsman's use

BOOK 6640 PAGE 70

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Hayes (NAME)	SAME (NAME)	116-86
159 Charleston Park, Sugartree (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	159
Nashville, Tn 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-74932

(FOR REGISTER'S USE)

31643

IDENTIFICATION REFERENCE

AUG 27 9 49 AM '85

FELIX A. ROSCIGLIO REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$255,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 1985

Notary Public

MY COMMISSION EXPIRES: 7/30/88

(AFFIX SEAL)

For and in Consideration of the sum of $10.00 Ten ---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, Tracmark, Inc., a Tennessee Corporation with its principal place of business in Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Robert L. Hayes and wife, Beverly A. Feagin

their heirs 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 Lot No. 159 on the revised plan of Sugartree, Phase III, as of record in Plat Book 5050, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to: (1) 1985 taxes which have been prorated and assumed by the Buyer; (2) Declaration of covenants, conditions, and restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401 and Book 5514, page 138, and made applicable to Phase III in Book 5087, page 220; (3) Easement in Book 5684, page 987; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 68, said Register's Office.

Being the same property conveyed to Tracmark, Inc. by deed from Virginia K. Abernathy, joined in by her husband Greg Smith of record in Book 6314, page 138, R.O.D.C., Tennessee.

BOOK 6640 PAGE 71 WD-2

This is unimproved ( ) improved (X) property, known as 159 Charleston Park, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Hayes and wife, Beverly A. Feagin their heirs and assigns, forever.

And it does covenant with the said grantees that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Tracmark, Inc. does do further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23 day of August, 1985

Tracmark, Inc.

BY: James W. Ratliff
PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

_____

JAMES W. RATLIFF

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Tracmark, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tenn. this 23 day of August, 1985.

Jan P Miller Notary Public

Commission Expires 4/20/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6640 PAGE 72

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

255000.00- CAMT.
663.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 669.50-
I154A08/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31643

IDENTIFICATION REFERENCE

AUG 27 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167029