Box 37
BW

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Paul A. Haynes and wife, Kathy J. Haynes 2881 Lyncrest Drive Nashville, TN 37214	Mortgage Corporation of the South P.O. Box 10726 Birmingham, AL 35202	96-13 Par 125 Jd

This instrument prepared by: Boult, Cummings, Conners & Berry,
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Carole Gene Sumner, a resident of Davidson County, Tennessee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Paul A. Haynes and wife, Kathy J. Haynes (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of the Resubdivision of Lot No. 20 of Happy Acres, of record in Plat Book 5190, page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carole Gene Sumner by Quitclaim Deed of record in Book 5890, page 557, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Paul A. Haynes
Affiant

Subscribed and sworn to before me this 11th day of June, 1986.

Robert E. Boult
Notary Public
My Commission Expires: 4-8-87

NOTARY PUBLIC

The aforedescribed property is herein referred to as the "Property."

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The Plat of record at Book 5190, page 719, said Register's Office, together with all matters shown thereon, including without limitation, the easements and set back line described thereon.

3. Restrictive covenants of record at Book 2447, page 557, said Register's Office.

4. Deed of Trust of record at Book 5171, page 419, said Register's Office, securing an indebtedness to Mortgage Corporation of the South which Grantee has agreed to assume and by acceptance of this deed, Grantee acknowledges such assumption. This is improved property, known as 2881 Lyncrest Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of June, 1986.

Carole Gene Sumner

Carole Gene Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT E. Wood, a Notary Public in and for said County and State, the within named Carole Gene Sumner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of JUNE, 1986.

Robert E. Wood
Notary Public

My Commission Expires: 11-4-89

09925

IDENTIFICATION REFERENCE

JUN 12 11 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

58000.00- CAPT.
150.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 160.30-.
4773A06/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09925

IDENTIFICATION REFERENCE

JUN 12 11 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258371