file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Thomas M. Hayes 2894 Lyncrest Drive Nashville, TN. 37214	CFS Mortgage Corporation 2120 South 72nd St., Suite 1400 Omaha, NE 68124	MAP 96-14 PARCEL 92 3DZ-60444

WARRANTY DEED

BOOK 6955 PAGE 868

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Philip L. Carlton and wife, Julia M. Carlton, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas M. Hayes and wife, Wendy A. Hayes hereinafter called the Grantee, Grantee's 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. 5 on the plan of Happy Acres, of record in Book 2331, page 63, Register's Office for said County.

SAID lot No. 5 fronts 75 feet on the northerly margin of Lyncrest Drive and extends back 174.3 feet on the easterly line and 174.2 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Philip L. Carlton and wife, Julia M. Carlton by deed from Donald L. Huddleston and wife, Mary Jane Huddleston of record in Book 6733, page 392, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2447, page 557, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agred that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Homeland Mortgage Corporation, of record in Book 6733, page 395, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Philip L. Carlton and Julia M. Carlton by Ann Marie Bobrowski as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 2894 Lyncrest Drive, Nashville, TN. 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 or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of August, 19 86.

Julia M. Carlton (Julia M. Carlton)
Julia M. Carlton
BY: Ann Marie Bobrowski, Attorney in Fact

Philip L. Carlton (Philip L. Carlton)
Philip L. Carlton
BY: Ann Marie Bobrowski, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6955 PAGE 869

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,845.69.

Thomas M. Hayes
Affiant

Subscribed and sworn to before me, this the 20th day of August, 1986.

My Commission Expires: 10-24-88 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Marie Bobrowski, 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 on behalf of Philip L. Carlton and wife, Julia M. Carlton as their Attorney in Fact as the free act and deed of the within named Philip L. Carlton and Julia M. Carlton.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of August, 1986.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
Philip L. Carlton and wife, Julia M. Carlton

to:
Thomas M. Hayes and wife, Wendy A. Hayes

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25659

STATE OF Tennessee

COUNTY OF Davidson

BOOK 6955 PAGE 870

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Ann Marie Bobrowski
Affiant Ann Marie Bobrowski

Sworn to and subscribed before me this 20th day of August, 19 86.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AUG 21 12 00 PM '86

33960

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6955 PAGE 871

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
			63845.69 CAMT.	
			178.64 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	188.14
2778A08/21/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33969

IDENTIFICATION

AUG 21 12 00 PM '86

No. 285796