BOOK 7030 PAGE 383 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF October 1986.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
John W. Hayes (NAME)	Investors Federal Savings Bank (NAME)	62-2
2604 Paddle Wheel Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	#80
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tn 37075 (CITY) (STATE) (ZIP)	3D-91322

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cross Properties, Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Hayes and wife, Michelle K. Hayes

HEREINAFTER CALLED THE GRANTEES, 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. 2-A on the Plat of River Trace Estates, Phase I, Section I, of record in Plat Book 6250, page 996, said Register's Office to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Cross Properties, a Tennessee General Partnership, by deed from L. Winston Biggs and wife, Linda J. Biggs of record in Book 6728, page 757, Register's Office for Davidson County, Tennessee.

59870

IDENTIFICATION REFERENCE

Nov 4 12 23 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2604 Paddle Wheel Drive, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 his hand this 22nd day of October, 19 86

Cross Properties

By: ~~J. W. Cross, III, General Partner~~ James William Cross, IV, Attorney In Fact

James William Cross, IV - Attorney In Fact

STATE OF TENNESSEE
Davidson County

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____.

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
Davidson County

Before me, Larry L. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared J. W. Cross, III and _____ with whom I am personally acquainted and who upon ~~their several oaths~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the General Partner and _____ respectively of the Cross Properties, Tennessee General Partnership the within named bargainor, a corporation, and that (he) as such General Partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. W. Cross, III as such, General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of October, 19 86.

My commission expires June 5, 1989 _____
Notary Public

WARRANTY DEED

FROM

Cross Properties, Tennessee
General Partnership

TO

John W. Hayes and wife, Michelle K. Hayes

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

Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of October, 1986, before me personally appeared James William Cross, IV, to me known to be the person who executed the foregoing instrument, in behalf of Cross Properties and acknowledged that he executed the same as the free act and deed of said Cross Properties.

NOTARY PUBLIC

My Comission Expires: June 5, 1989

BOOK 7030 PAGE 384

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

RECEIVED OF _____

FOR _____

BOOK 7030 PAGE 385

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
			86500.00- CONT.	
			242.43 CSTAX	
			.50 PREC	
			6.00 WDED	
			CHECK 243.93-	
			2181A 11/04/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59870

IDENTIFI. REFERENCE

Nov 4 12 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08251