File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Joe I Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 87.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Joe I. Hayes et ux	Fleet Real Estate Funding Corporation	85-5
(NAME) 1021 Seymour Avenue	(NAME) P.O. Drawer F-20	#10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) Florence, South Carolina 29501	27W19275
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Phillip Macklin George and wife, Lydia B. George

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe I. Hayes and his wife, Leslie Caroline 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 Part of Lot No. 6 on the Map of John Hobson's Plan of Lots, as of record in Minute Book "L", page 363, Circuit Court for Davidson County, Tennessee, described as follows: Beginning in the center of Seymour Avenue, at Edward's formerly J. B. Armstrong's southwest corner, running thence westerly with the center of said Avenue, 64 feet; thence northerly and parallel with Armstrong's westerly line 179 feet to the line; thence eastwardly parallel with the center of said Avenue, 64 feet to Armstrong's westerly line; thence southerly with said line, 179 feet to the beginning.

Being the same property conveyed to Phillip M. George and wife, Penny D. George by deed from Archie L. Neal and wife, Sheila D. Neal of record in Book 5440, page 696; and by Quitclaim Deed from Penny Denise George to Phillip Macklin George, of record in Book 6161, Page 808, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Lydia B. George, wife of the said Phillip Macklin George, being one and the same as Phillip M. George, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 1021 Seymour Avenue, (House Number) (Street) Nashville, TN 37206 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 my hand this 16th day of July, 1987

Phillip Macklin George

Phillip Macklin George

Lydia B. George

Lydia B. George

STATE OF TENNESSEE
Davidson County

BOOK 7302 PAGE 676

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Macklin George and wife, Lydia B. George or proved to me upon the basis of satisfactory evidence the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of July 1987

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Phillip Macklin George

TO Joe I. Hayes

Leslie Caroline Hayes

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

47836

IDENTIFICATION REFERENCE

JUL 22 3 30 PM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7302 PAGE 677

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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
			43000.00 CAPITAL	
			120.40 STATE	
			.50 PRFEE	
			6.00 MORTGD	
			CHECK 126.90	
			2264AD7720787 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47838

IDENTIFT REFERENCE

JUL 22 8 30 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 106382