MORTGAGEE: Commerce Union Bank, One Commerce Place, Nashville, TN 37219

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1987.

Notary Public

MY COMMISSION EXPIRES: 5/30/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas O. H. Smith, Jr., 109 Westpark Drive, Ste. 450, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas O. H. Smith, Jr. (NAME)	Same (NAME)	145
1807 Tyne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	89
Nashville, TN 37215 (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, J. Michael Hayes and wife, Joanne F. Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas O. H. Smith, Jr. and Barbara N. Smith, as tenants in common, not as tenants by the entirities,

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 on the Plan of Tyne Hills Estates, as of record in Book 4175, page 27, Register's Office for Davidson County, described as follows:

BEGINNING at a point being the corner of Lots 1, 2, and a tract of land marked Tyne Valley Estates, Section 1 on said plan; thence south 8 deg. 12' west 37.7 feet; thence south 2 deg. 20' west 240.0 feet to the corner between Lots Nos. 2 and 3, north 45 deg. 44' west 556.7 feet to the corner of said lots and a tract of land belonging to Robert A. Porter; thence north 25 deg. 53' east 254.7 feet to the beginning, containing 2.55 acres, more or less.

BEING the same real property conveyed to J. Michael Hayes by deed from Roy H. Christensen and wife, Virginia S. Christensen of record in Book 6599, page 606, Register's Office for Davidson County, Tennessee.

Joanne F. Hayes joins in this instrument to convey any interest she may have in said property.

This is improved (X) unimproved ( ) property, known as 1807 Tyne Blvd., Nashville, Tennessee 37215
(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 our hand s this day of July, 1987

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Carolyn W. Proctor, a Notary Public in and for said County and State, the within named J. Michael Hayes and wife, Joanne F. Hayes

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1987.

Carolyn W. Proctor Notary Public

Commission Expires 3-11-90.

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
J. Michael Hayes

TO
Thomas O. H. Smith, Jr.
and Barbara N. Smith

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

51662

IDENTIFICATION REFERENCE

AUG 3 9 32 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7313 PAGE 630

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

2590[illegible] CASH
725.00 CHECK
.50 [illegible]
6.00 [illegible]
CHECK 731.70-
677BA06/03/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51662

IDENTIFICATION REFERENCE

AUG 3 9 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00800