FORM NO. WD-1

BOOK 7688 PAGE 396

File # 23506
Loan # 4400

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 19 88.

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE D. HANEY	Atlantic Coast Mortgage Company	MAP 67-5
(NAME)	(NAME)	
5324 Hydes Ferry Pike	3975 University Drive	PARCEL 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37218	Fairfax, Virginia 22030	13D-45010
(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, JOHN H. HAYS and wife, TERESA HAYS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE D. HANEY and wife, MELISSA L. HANEY

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:

TRACT ONE: Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the lands of the Jerome B. Hyde and Richard R. Hyde Estates, as of record in Minute Book "1", pages 472 and 473, County Court for said County, described as follows: BEGINNING at a point on the northerly margin of Hydes Ferry Pike at the southwest corner of a part of said Lot No. 2 conveyed to Paul M. Ross and wife, Lucille Gupton Meadows, and husband, by deed of record at Book 2140, Page 213, Register's Office for said County; thence with the northerly margin of said Pike, southwestwardly 420 feet to the westerly line of said Lot No. 2 and the easterly line of Lot NO. 3 on said plan; thence with the line between said Lots Nos. 2 and 3, northwestwardly and parallel with said line between Lots Nos. 2 and 3, 610 feet; thence northeastwardly 210 feet to the northwest corner of said Ross Property; thence with the western boundary of said Ross property, southeastwardly 210 feet to the beginning.

TRACT TWO: Land in the 13th Civil District of Davidson County, Tennessee, described according to survey made by Z. J. Wilkinson, Surveyor, November 29, 1961, as follows: BEGINNING at the northeast corner of the property conveyed to C. H. Runnels, by deed of record in Book 2490, Page 577, Register's Office for said County; thence North 63 degrees 00 minutes East 210 feet to an iron pin; thence South 22 degrees 40 minutes East 610 feet to an iron pin, thence South 63 degrees West 210 feet to an iron pin, thence North 22 degrees 40 minutes West 610 feet to the point of beginning.

Being the same property conveyed to John H. Hays and wife, Teresa Hays by deed from Russell Warden Runnels and wife, Shirley Elaine Runnels recorded in Book 6084, Page 193, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 5324 Hydes Ferry Pike Nashville, TN. 37218
(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 their hand s this 21st day of October, 19 88

JOHN H. HAYS

TERESA HAYS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Hays and wife, Teresa Hays

the bargainor s, 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 21st day of October, 19 88

Alan [illegible] Notary Public

Commission Expires 3-11-91

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

JOHN H. HAYS

TERESA HAYS TO

JOE D. HANEY

MELISSA L. HANEY

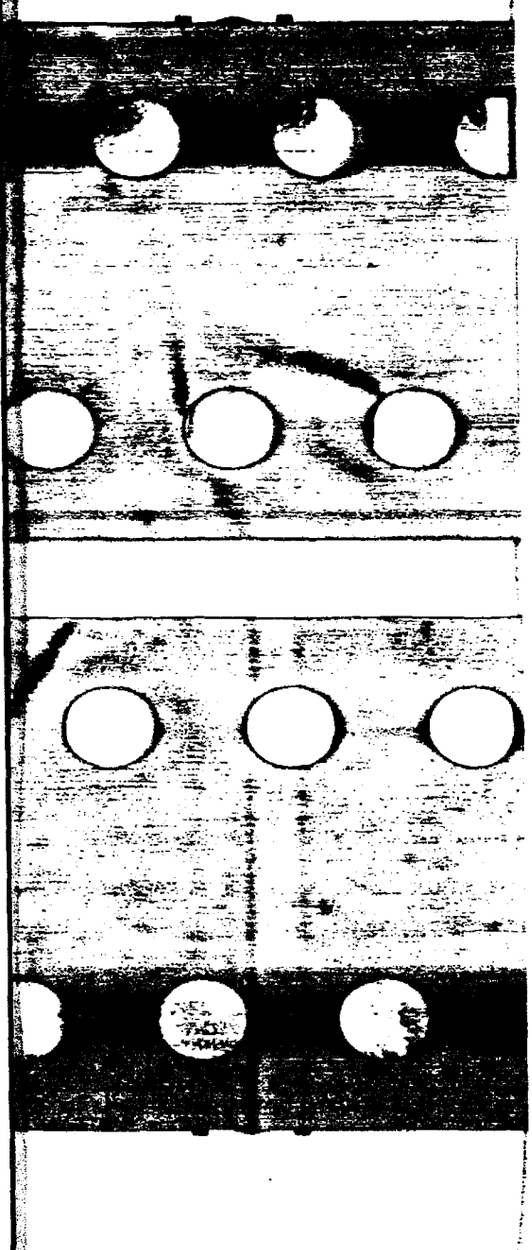
1590 10/27 0101 03CHECK 230.90

8.0253

IDENTIFICATION REFERENCE

Oct 27 2 20 PM '88

FELIX Z. WILSON III 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 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

CAMT	68000.00
CON TX	224.40
PRFEE	0.50
WDEED	6.00
TOTAL	230.90
CHECK	230.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/27/98 01 0000 0001 1590

8:02 53

IDENTIFICATION REFERENCE

Oct 27 2 20 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148328