BOOK 7789 PAGE 584

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Jim Hays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 1989

Carolyn Elliott
Notary Public

MY COMMISSION EXPIRES: 4/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

| NAME | | ADDRESS | | | |
|---|---|---|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | | SEND TAX BILLS TO: MORTGAGEE | | | MAP-PARCEL NUMBERS |
| JIM HAYS | | BARCLAYSAMERICAN MORTGAGE CORP. | | | MAP 61 |
| (NAME) | | (NAME) | | | |
| 537 Ben Allen Road | | P. O. BOX 31728 | | | PARCEL 45 |
| (STREET ADDRESS OR ROUTE NUMBER) | | (STREET ADDRESS) | | | |
| Nashville, Tn 37216 | | CHARLOTTE, NC 28231 | | | |
| (CITY) | (STATE) (P.O. ZIP) | (CITY) | (STATE) | (ZIP) | |

FOR AND 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, CHARLES BARRY COOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM HAYS and wife, SHARON HAYS

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 described as follows: BEGINNING in the easterly margin of Ben Allen Road 787 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, as of record in Book 547, page 103, Register's Office for said County; thence running N 17 deg. 45 min. W 50 feet; thence N 72 deg. 15 min. E 400 feet; thence S 17 deg 45 min. E 50 feet; thence S 72 deg. 15 min. W 400 feet to the beginning.

Being the same property conveyed to Charles Barry Cooper by deed of record in Book 7275, page 419, Register's Office for Davidson County, Tennessee.

Grantees herein agrees to assume the unpaid balance of a note secured by a deed of record in Book 5484, page 607, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor

15134

IDENTIFICATION

Mar 9 1 01 PM '89

FILED J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 537 Ben Allen Road, Nashville, TN 37216
(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 heir 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 covey 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 7th day of March, 19 89

Charles Barry Cooper
CHARLES BARRY COOPER

Jim Hays
JIM HAYS

Sharon Hays
SHARON HAYS

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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 CHARLES BARRY COOPER, JIM HAYS AND SHARON HAYS

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 7th day of March, 19 89

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

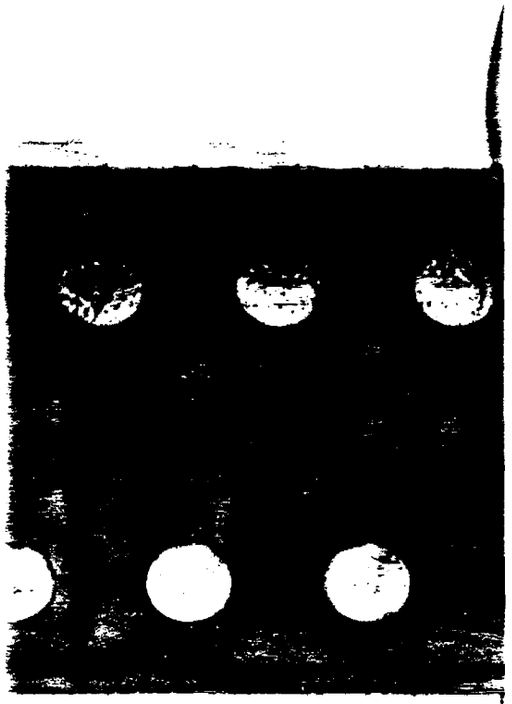
FROM

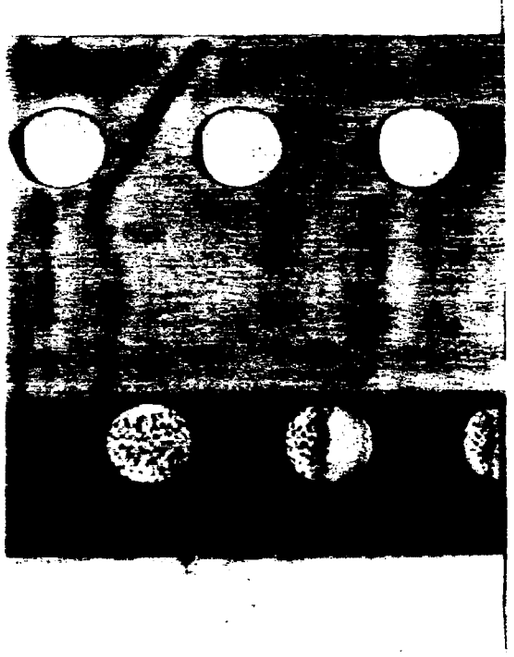
TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

4195 03/09 0101 03CHECK 120.35





**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 34500.00
CON TX 113.85
~~PRFEE 0.50~~
~~MTGFEE 6.00~~
TOTAL 120.35
CHECK 120.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/09/89 01 13:03 0001 4195

15134

IDENTIFICATION REFERENCE

MAR 9 1 01 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 188744