FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } FILE BOX 11

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 1989

Notary Public

MY COMMISSION EXPIRES: 11/10/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

THE LAW OFFICE OF RICHARD MANSON, 1314 5th Avenue North, Suite 300, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
D. Randall Hays, III (NAME)	National Mortgage Company (NAME)	105-10
742 Roycroft Place (STREET ADDRESS OR ROUTE NUMBER)	4941 Knight Arnold Road (STREET ADDRESS)	205
Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	16W8110

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, Sylvesta Carter, Georgia Mae Carter, Ronnie Justice Carter, Charlie Carter, Deloris Ann Carter-Porter, Dorothy Estella Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Randall Hays, III and wife, Sharon K. 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 Lot No. 27 in C. S. Caldwell's Roycroft Addition, as of record in Book 332, page 37, said Register's Office, together with that part of Ridley Boulevard (closed), lying adjacent to the east line of Lot 27, more particularly described as follows:

Said Lot No. 27 and part of closed Boulevard front together 62 feet on the northerly side of Roycroft Place and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Justice Carter and wife, Sylvesta Carter, as co-trustees, with full power by deed from Avie Mae Stiles of record in Book 4295, page 829, said Register's Office, and that part of closed boulevard acquired in Ordinance Bill No. 78-921, of the Ordinances of the Metropolitan Government of Nashville & Davidson County; the said Justice Carter having since died and the trust having since terminated and now vested in Georgia Mae Carter, Ronnie Justice Carter, Charlie Carter, Deloris Ann Carter-Porter and Dorothy Estella Carter, as tenants-in-common as provided in the Third Circuit Court Order, Minute Book 86B, page 1242, in an action styled In Re Georgia Carter, et al, No. 62092, Circuit Court of Davidson County, Tennessee.

6220 05/15 0101 03CHECK 197.90

unimproved ( )
This is improved (X) property, known as 742 Roycroft Place, Nashville, Tennessee 37203
(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 hands this 5th day of May, 1989

Sylvesta Carter
SYLVESTA CARTER

Georgia M. Carter
GEORGIA MAE CARTER

Charlie Carter
CHARLIE CARTER

Ronnie Justice Carter
RONNIE JUSTICE CARTER

Deloris Ann Carter
DELORIS ANN CARTER

Shirley Louise Carter-Porter
SHIRLEY LOUISE CARTER-PORTE

Dorothy Estella Carter
DOROTHY ESTELLA CARTER

BOOK 7841 PAGE 309

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Richard Manson, a Notary Public in and for said County and State, the within named Sylvesta Carter, Georgia Mae Carter, Ronnie Justice Carter, Charlie Carter, Deloris Ann Carter-Porter, Dorothy Estella Carter

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 5th day of May, 1989.

Notary Public

Commission Expires 11/10/91

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

SYLVESTA CARTER

TO

D. RANDALL HAYS, III

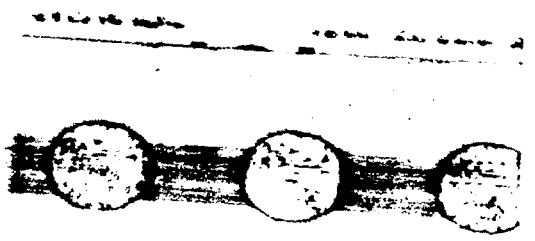
ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

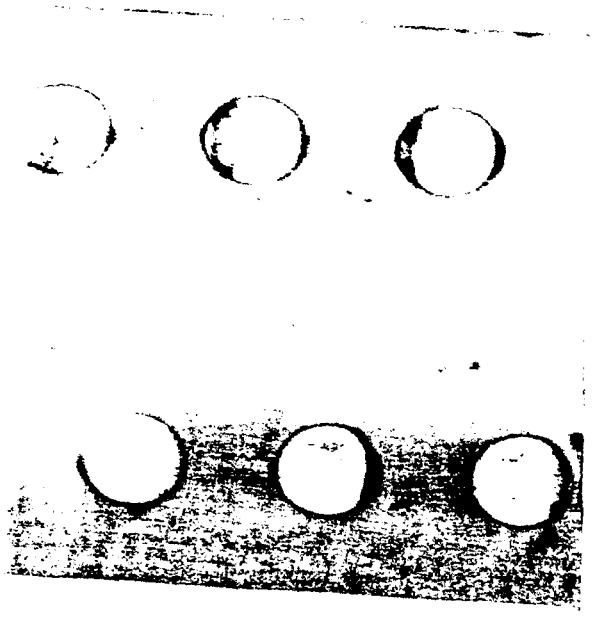
32991.

IDENTIFICATION REFERENCE

MAY 15 1 36 PM '89







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7841 PAGE 310

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 58000.00
CON TX 191.40
PRFEE 0.50
WDEED 6.00
TOTAL 197.90
CHECK 197.90

05/15/89 01 13:38 0001 6220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32991

IDENTIFICATION REFERENCE

MAY 15 1 36 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 209648