STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 89

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Hayes	First Republic Mortgage	062-00-0
(NAME)	(NAME)	
613 Hidden Acres Drive	2090 Hewitt Avenue	087.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Kettering, Ohio 45440	11D 85016
(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, Donovan Baker and Bonnie Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Hayes and wife, Carol Jean 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.

BEING Lot No. 9 on the Plan of Neeley's Bend Acres, Section One, as of record in Book 4175, page 140, Register's Office for said County.

Said Lot No. 9 fronts 134 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.80 feet to a line in the rear on which it measures 134 feet.

Being the same property conveyed to Donovan Baker and Bonnie Baker by deed from John P. Gregg and wife, Jeanette H. Gregg of record in Book 7083, page 847, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4436, page 488 said Register's Office.

Bonnie Baker and Bonnie Baker Alford are one and the same person.

4.8.8 3 3

IDENTIFICATION REFERENCE

JUL 13 9 25 AM '89

DAVIDSON COUNTY, TN

4710 07/13 0101 03CHECK 409.27

This is unimproved ( ) improved (X) property, known as 613 Hidden Acres Drive, Madison, TN 37115
(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 13th day of June, 19 89

Donovan Baker

Bonnie Baker

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

BOOK 7887 PAGE 880

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 ~~Donovan Baker and Bonnie Baker~~, the bargainor, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 1989.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires _____ Notary Public

My Commission Expires Nov. 21, 1992

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 (their several oaths) acknowledged (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

Donovan Baker and Bonnie Baker

TO

Charles A. Hayes and wife, Carol Jean Hayes

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

State of Tennessee
County of Davidson

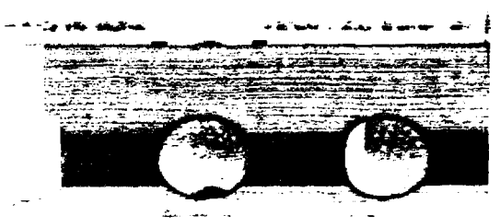
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donovan Baker, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

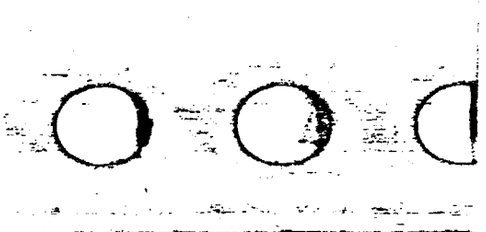
Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 1989.

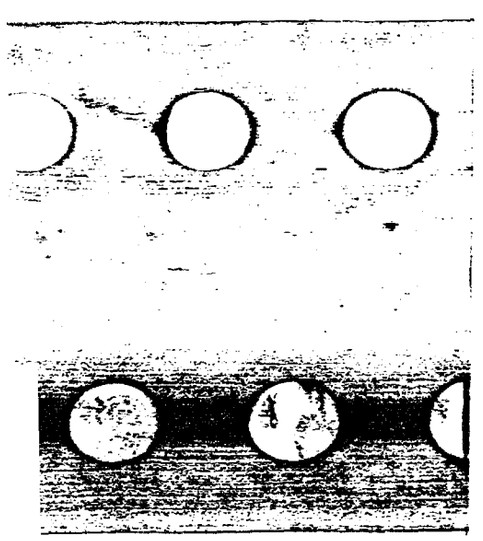
My Commission Expires March 27, 1990

Commission expires _____

Notary Public







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

RECEIVED OF _____

FOR _____

BOOK 7887 PAGE 881

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	121900.00
CON TX	402.27
PRFEE	1.00
WDEED	6.00
TOTAL	409.27
CHECK	409.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 26 0001 4710

4.8833

IDENTIFICATION REFERENCE

JUL 13 9 25 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 228398