BOOK 7999 PAGE 388

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Paul D. Hussey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 89

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Hussey (NAME)	SAME (NAME)	MAP 83-5
P.O. Box 8815 (ADDRESS)	(NAME) (ADDRESS)	PARCEL 251.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	23W-12005

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, Judith C. Hays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul D. Hussey

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 Number Two (2) in the subdivision of the lands of Mrs. W.B. Todd in the Old Eighteenth (18th) Civil District of Davidson County, Tennessee, a plan of which is of record in Book 161, page 100, in the Register's Office of said County. Refers to Book 530, Page 306. Said Lot Number Two (2) fronts 67 1/2 feet on the westerly side of Weakley Avenue, now known as North Fourteenth (N. 14th) Street and runs back 210 feet more or less to an alley in the rear.

Being the same property conveyed to Carrie Brown Hays, a Life Estate and Millard T. Hays, Remainderman by deed of record in Book 2540, page 137, Register's Office for Davidson County, Tennessee. The said Millard T. Hays having since died on April 1, 1958 and the said Carrie Brown Hays having since died on March 31, 1989. Upon death of Millard T. Hays said property since having descended to his only heir at law, Judith C. Hays. For additional clarification, see attached Exhibit "A" hereto attached and made a part hereof.

This conveyance is subject to any and all existings easements and restrictions of record.

FELIX Z. [illegible]
DAVIDSON COUNTY TN.
DEC 6 8 09 AM '89

IDENTIF. TREFERENCE 87237

unimproved ( )
This is improved (X) property, known as 903 North 14th Street, Nashville, TN 37206
(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 my hand this 30th day of November, 19 89

Judith C. Hays
Judith C. Hays

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith C. Hays

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 89.

Commission expires 10/19/90

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

2096 12/06 0101 03CHECK 112.00

WARRANTY DEED

FROM
Judith C. Hays

TO
Paul D. Hussey

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

EXHIBIT "A"

Exhibit "A"

HATFIELD, VAN CLEAVE & STULCE
Attorneys and Counselors at Law
428 McCALLIE AVENUE
CHATTANOOGA, TENNESSEE 37402
TELEPHONE: (615) 756-6660

GUS D. HATFIELD
JOHN P. VAN CLEAVE
ARNOLD A. STULCE, JR.

JOHN G. YANTIS*
CARL EUGENE SHILES

*GEORGIA ALSO

JAMES W. VAN CLEAVE
(1914-1986)

November 17, 1989

BOOK 7999 PAGE 390

Cumberland Title Insurance Co.
25 Century Blvd., Suite 405
Nashville, TN 37214

Attention: Megan Petty

RE: Property Sale:
903 N. 14th Street
Nashville, TN

Dear Ms. Petty:

This letter is furnished in response to your request for a statement from me regarding the history of the ownership of the subject property by Judith C. Hays.

The property in question was owned by William R. Hays, who died in 1953. It is my recollection that Mr. Hays owned the property prior to his marriage to Carrie Brown Hays. In any event, at his death, Mr. William R. Hays was survived by his widow Carrie Brown Hays, and his son Dr. Millard T. Hays. Dr. Hays served as administrator of his father's estate. Dr. Hays and Carrie Brown Hays entered into an agreement with regard to the settlement of the estate of the deceased, Mr. Hays. Under that agreement, Dr. Hays conveyed all of his rights, title and interest in and to the property in Nashville, to Carrie Brown Hays for the period of her nature life, retaining in himself the remainder estate. (There was other real property involved in Texas owned by Mr. & Mrs. William R. Hays jointly. As to that property, Dr. Hays conveyed all of his interest in the property to Carrie Brown Hays for life retaining a remainder interest in himself, and Carrie Brown Hays conveyed all of her interest in the property to Dr. Hays, retaining in herself a life estate.) The net effect of the real estate transactions was intended to place all the property in Carrie Brown Hays for as long as she lived, with the remainder passing to Dr. Hays upon her death.

Prior to this, Dr. Hays had married Reva C. Brown in 1948. Ms. Judith C. Brown is the daughter of Reva C. Hays. By decree entered in the Circuit Court of McMinn County, Tennessee, Dr. Hays adopted his step-daughter, and her name was legally changed to Judith Carol Hays. A copy of that adoption decree is in your hands.

Millard T. Hays died April 1, 1958. His death certificate is document number 58-10497 in the Division of Vital Records, Tennessee State Department of Public Health. I served as administrator of Dr. Hays estate, he having died intestate. Dr. Millard T. Hays was survived by his wife, Reva C. Hays, and his adopted daughter, Judith C. Hays.

Turning to the matter of the property in Nashville, which was deeded to Carrie Brown Hays for life, Carrie Brown Hays married a gentleman named Silverstorff. Mr. Silverstorff predeceased his wife, but I have no information as to the date of his death.

Reva C. Hays died November 4, 1988. I served as Co-executor of Ms. Hays' estate, and her daughter, Judith C. Hays, was the sole legatee of that estate.

Carrie Brown Hays died March 31, 1989. Upon her death, her interest in the property terminated, and the remainder estate, having been vested in Millard T. Hays and Judith C. Hays, passed directly to Judith C. Hays.

The fiduciary of the estate of Mrs. Silverstorff is First American Trust Company in Nashville, and the officer handling the Silverstorff estate matters is Mr. Emmett Russell, III.

The above information is furnished based upon my own knowledge of the facts, with the exception of the ownership of the Nashville property prior to the death of William R. Hays. The title record should indicate whether or not he was the sole owner, as I stated.

The real estate agent involved in this matter, in case you have not been advised, is Ms. Sally Kanady with Bryan, Ward and Elmore, Inc.

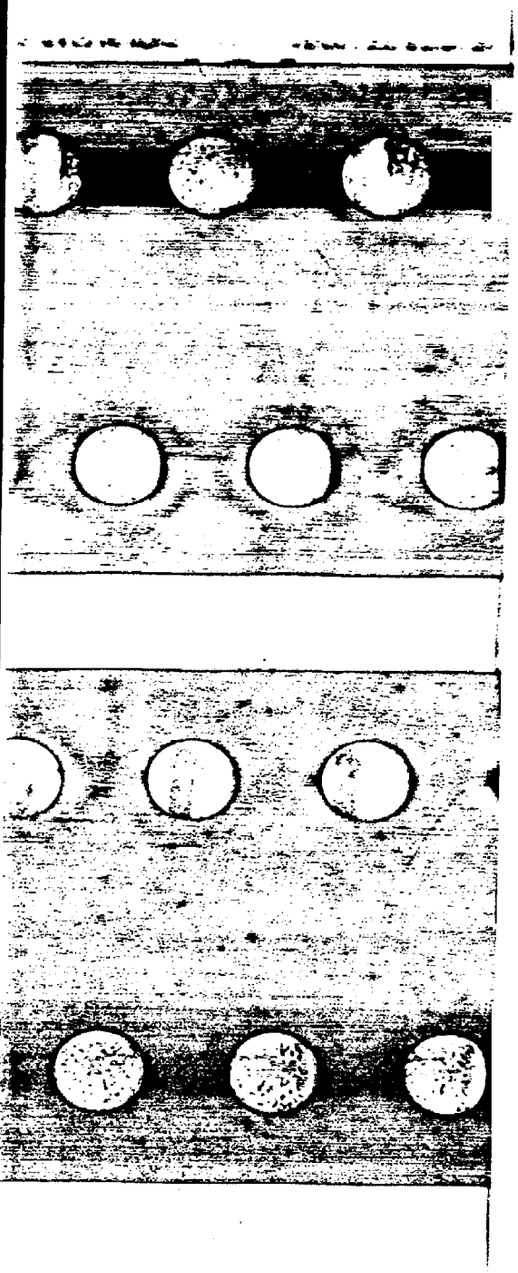
I assume you will be handling the closing of this transaction. Ms. Kanady can fill you in with regard to any details that you might need concerning the sale. When you have the deed prepared and ready for execution, please forward it to me in Atlanta, together with a copy of the proposed settlement statement. I will review this with Ms. Hays and secure her execution to the deed.

If you have any questions, please feel free to call me. During business hours you may reach me at 404-578-9000. My address in Atlanta is: 4204 Long Branch Drive, Marietta, GA 30062.

Yours very truly,

Gus D. Hatfield, Jr.

GDH/jc
cc: Sally Kanady



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

RECEIVED OF _____

FOR _____

BOOK 7999 PAGE 392

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 12.00
TOTAL 112.00
CHECK 112.00

12/06/89 01 08:09 0001 2096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87237

IDENTIF. TREFERENCE

DEC 6 8 09 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 273294