THIS INSTRUMENT PREPARED BY:
Williams & Smith
1100 L&C Tower
P.O. Box 3079
Nashville, TN 37219-0079

This document prepared based on information supplied by the parties.

# WARRANTY DEED

| ADDRESS NEW OWNER(S): | PARTY RESPONSIBLE FOR TAXES: | MAP & PARCEL # |
|---|---|---|
| Brian Hays<br>211 Monticello Avenue<br>Goodlettsville, TN 37072 | National Mortgage Co.<br>4041 Knight Arnold Rd.<br>Memphis, TN 38118 | Map # 34.9<br>Parcel # 67 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JOHN M. MABRY, JR., and wife, PATRICIA L. MABRY, do hereby transfer and convey unto BRIAN HAYS, unmarried, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of GATEWAY, SECTION 1, of record in Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John M. Mabry, Jr., and wife, Patricia L. Mabry by deed from Steven R. Binkley and wife, Margaret S. Binkley, of record in Book 6852, Page 5, Register's Office for Davidson County, Tennessee.

This is improved real property known as 211 Monticello Avenue, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said BRIAN HAYS, his heirs, successors and assigns forever.

The undersigned covenant with the said BRIAN HAYS, that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. The Plan of record in Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 3344, Page 582, Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Book 6852, Page 8, Register's Office for Davidson County, Tennessee, securing an indebtedness to National Mortgage Company which the Grantee assumes and agrees to hold the Grantors harmless from.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors, and assigns to warrant and forever defend the title to said land to the said and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 8 day of December, 1989.

John M. Mabry Jr.
JOHN M. MABRY, JR.

Patricia L. Mabry
PATRICIA L. MABRY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for the State and County, the within named JOHN M. MABRY, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for the State and County, the within named PATRICIA L. MABRY, 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 8th day of December, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

88U49

IDENTIF. REFERENCE

Dec 8 9 57 AM '89
FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

RUSH

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $58,469.88.

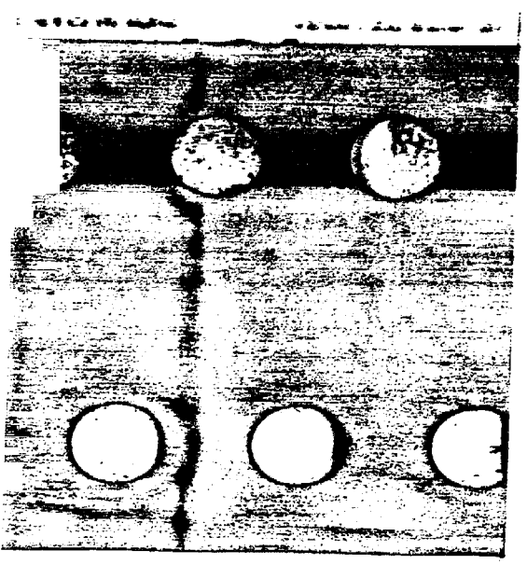
Brian Hays
BRIAN HAYS

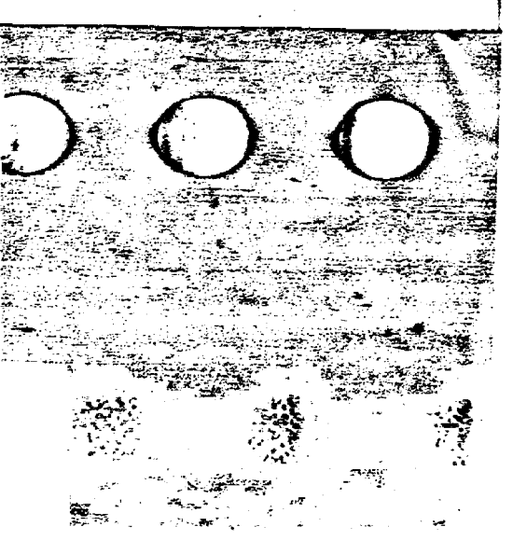
Sworn to and subscribed before me this 8th day of December, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

3084 12/08 0101 02CHECK 200.00





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

**BOOK 8001 PAGE 674**

| | | |
|---|---|---|
| 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 58469.88 |
| | | | | CON TX 193.05 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 200.05 |
| | | | | CHECK 200.05 |
| 12/08/89 | | 01 | | 09:55 0001 3084 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88049 IDENTIF. REFERENCE

DEC 8 9 57 '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No. 274272**