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STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,855.07

Samuel B. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Samuel B. Hayes, et ux Gloria A. Hayes (NAME)	Southern Federal Bank for Savings (NAME)	Map 161-10A
5060 English Village Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 4207 (STREET ADDRESS)	Parcel 111
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Gulfport, MS 39502-4207 (CITY) (STATE) (P.O. ZIP)	

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, Robert T. Watts and wife, Katherine C. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel B. Hayes and wife, Gloria A. 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. 177 on the Plan of Villages of Brentwood, Phase Two as of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert T. Watts and wife, Katherine C. Watts by deed from Ronald L. Sanderson and wife, Zackie B. Sanderson of record in Book 7934, page 571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 6143, page 11, Book 6398, page 495, and Book 7207, page 251; and all matters as set out in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee.

The Grantees hereby assume the payment of a Note and Deed of Trust in favor of Park Avenue Mortgage of record in Book 7934, page 574, and assigned to Southern Federal Bank for Savings of record in Book 7934, page 580, Register's Office for Davidson County, Tennessee. Grantees to assume the escrow funds from the Grantors held by South Federal Bank for Savings.

unimproved ( )
This is improved (X) property, known as 5060 English Village Drive (House Number) (Street) Nashville (P.O. Address) (City or Town) 37211 (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 hand S this 28th day of December, 1990

Robert T. Watts, by Katherine C. Watts, Attorney in Fact

Katherine C. Watts

STATE OF TENNESSEE
County of Williamson

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Personally appeared before me, [illegible], Katherine C. Watts

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December 19 90

Commission expires 11-21-93

Notary Public

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, Katherine C. Watts, Attorney in fact for Robert T. Watts

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December 19 90

Commission expires 11-21-93

Notary Public

WARRANTY DEED

FROM

Robert T. Watts and wife,

Katherine C. Watts

TO

Samuel B. Hayes and wife,

Gloria A. Hayes

Prepared by:

83333

IDENTIF. REFERENCE

JAN 3 2 10 PM '91

FELIX A. [illegible]
DAVIDSON COUNTY TN.

2358 01/03 0101 03CHECK 333.37



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	98855.07
CON TX	326.37
PRFEE	1.00
WDEED	6.00
TOTAL	333.37
CHECK	333.37

01/03/91 01 14:09 0001 2358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83333

IDENTIF. REFERENCE

JAN 3 2 10 PM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 386267