± 10066 File Box 38

WARRANTY DEED

BOOK 8343 PAGE 635

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ANDREW M. HAYES (NAME)	BARCLAYSAMERICAN/MORTGAGE (NAME)	Map 91-16
4410 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd. Bldg. 8 (STREET ADDRESS)	Parcel 131
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	FB# 25W-1005

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, GERTRUDE D. SUTTON, Devisee under the Last Will and Testament of Andrew T. Sutton and Heir-at-Law of Andrew T. Sutton, II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW M. HAYES AND WIFE, AMY M. HAYES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 309 & the easterly 1 foot of Lot No. 311 of Block 15 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Plat Book 57, page 103, Register's Office for said County.

Said Lot No. 309 and part of Lot No. 311 front together 51 feet on the northerly side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew T. Sutton, II and Andrew T. Sutton by deed from Barbara C. Wiles, Conservator for Mattie Lou Anderson of record in Book 6491, page 626, said Register's Office. Andrew T. Sutton has since died and devised his interest in said property to Gertrude D. Sutton by Will of record in Will Book 155, page 81, Probate Court for Davidson County, Tennessee. Andrew T. Sutton, II has subsequently died.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 57, page 103, said Register's Office.

11 M 32

IDENTIF. REFERENCE

MAY 2 1 CO PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

unimproved ( ) This is improved (XX) property, known as 4410 Dakota Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April, 19 91

Gertrude D. Sutton

~~GERTRUDE D. SUTTON~~

BOOK 8343 PAGE 636

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERTRUDE D. SUTTON

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

Witness my hand at office, this 30th day of April, 19 91.

My commission expires May 26, 1991 Notary Public Diane A. Spaeth
* See Seal Below

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gertrude D. Sutton

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the owner of 4410 Dakota Ave. 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 30th day of April, 19 91.

My commission expires May 26, 1991 Notary Public Diane A. Spaeth at Large

DIANE S. SPAETH NOTARY PUBLIC AT LARGE - TENN.

*

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 91.

MY COMMISSION EXPIRES 5-26-91 (AFFIX SEAL) Notary Public

DIANE S. SPAETH NOTARY PUBLIC - DAVIDSON COUNTY, TENNESSEE

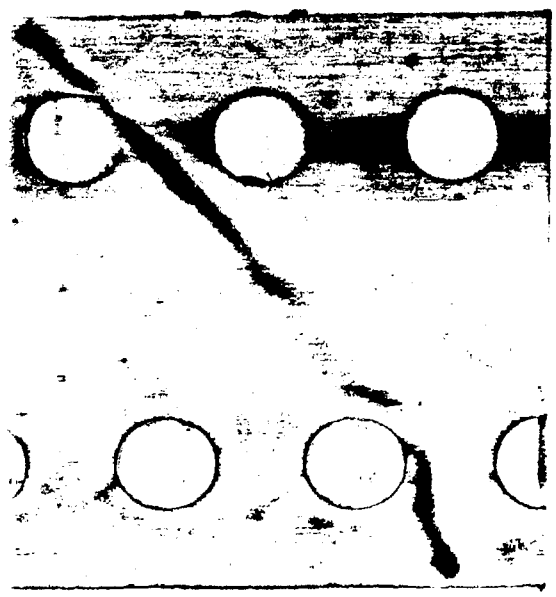
WARRANTY DEED

FROM
GERTRUDE D. SUTTON

TO
ANDREW M. HAYES AND WIFE, AMY M. HAYES

95922 05/02 0104 03CHECK 271.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

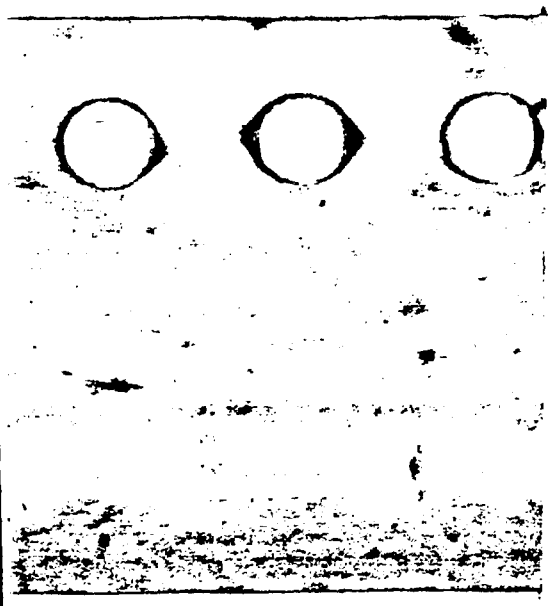
RECEIVED OF _____

FOR _____

BOOK 8343 PAGE 637

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	80250.00
CON TX	264.66
PRFEE	1.00
WDEED	6.00
TOTAL	271.66
CHECK	271.66

05/02/91 01 13:00 0001 8592

11:332

IDENTIF. TREFERENCE

MAY 2 1 00 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 418246