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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30917)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 276,500.00

Affiant

Sworn and subscribed before me this 24th day of June, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY W... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Michael W. Hays
4909 Granny White Pike
Nashville, TN 37220

MORTGAGEE:
SouthTrust Bank of Middle Tennessee
1801 West End Avenue
Nashville, Tennessee 37203

MAP-PARCEL NUMBERS
OH 11246 145-03-045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Alan Moore and spouse, Karen Moore,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael W. Hays and spouse, Cheryl L. Hays,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING on the westerly margin of Granny White Pike at a point 240 feet south of the southerly margin of Tyne Boulevard; thence north 86 degrees 30 minutes west 440 feet; thence south 3 degrees 30 minutes west 235 feet to a corner of the property conveyed to Estes-Taylor Company, Inc. by deed from Charles M. Anderson and wife, of record in Book 2999, page 582, Register's Office for said County; thence with said Company's line, south 86 degrees 30 minutes east 440 feet to the westerly margin of the Granny White Pike; thence with said Pike, north 3 degrees 30 minutes east 235 feet to the beginning.

BEING the same property conveyed to J. Alan Moore and wife, Karen Moore by deed from W. Aaron Thomason and wife, Elaine H. Thomason of record in Book 5350, page 279, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Karen M. Moore by J. Alan Moore as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

25547

IDENTIFICATION

JUN 25 1 41 PM '91

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This is improved property, known as: 4909 Granny White Pike, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 1991.

J. Alan Moore

Karen Moore
J. Alan Moore, Attorney in Fact

State of Tennessee
County of Davidson

On this 24th day of June, 1991, before me the undersigned authority, personally appeared J. Alan Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: Oct 9, 1991

Notary Public

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. Alan. Moore**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Karen M. Moore**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1991.

CHRISTY W... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Williamson
Notary Public

My Commission Expires: Oct 9, 1991

EXHIBIT "A"
To
WARRANTY DEED

FROM: J. Alan Moore and Karen Moore

TO: Michael W. Hays and Cheryl L. Hays

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

J. Alan Moore
J. Alan Moore, Affiant

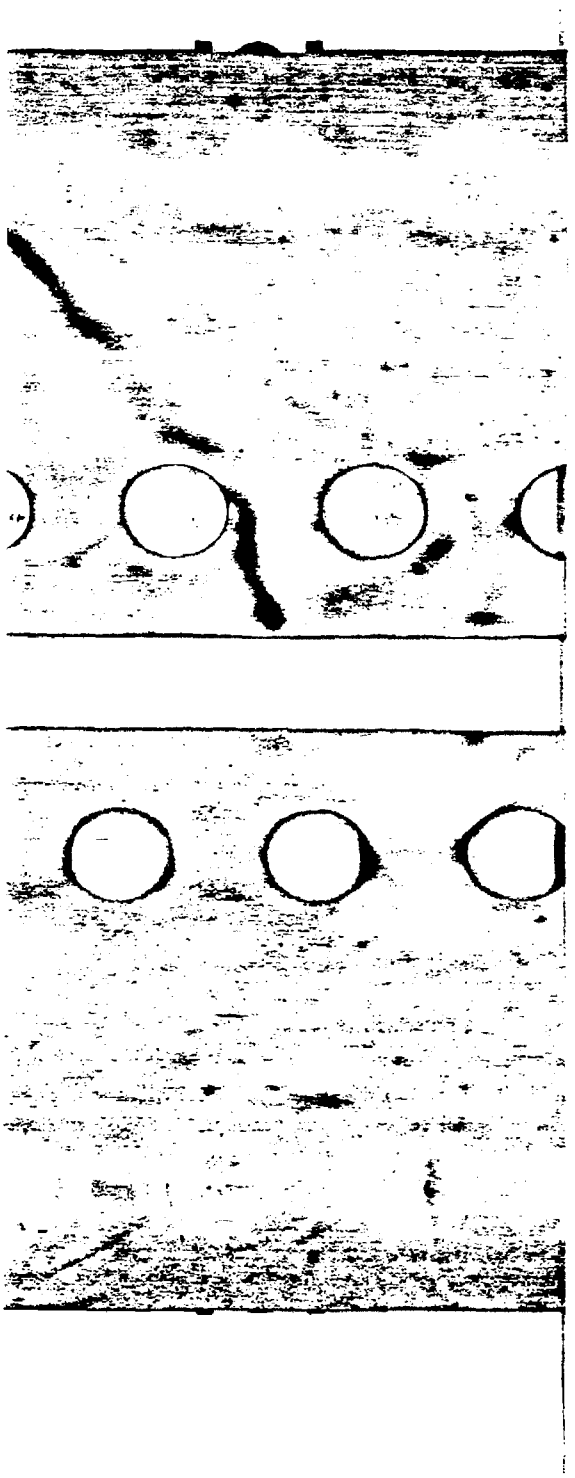
Sworn to and subscribed before me this

24th day of June, 1991.

Christy Williamson
Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY W... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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
276500.00
CON TX 912.45
PRFEE 1.00
WDEED 6.00
TOTAL 919.45
BANK 919.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/91 01 13:43 0001 7661

2554.7.

IDENTIFICATION REFERENCE

Jun 25 1 41 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 434660