File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1991

Notary Public

MY COMMISSION EXPIRES 1/23/94

BOOK 8434 PAGE 190

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
Stuart Jones, Attorney — 325 Union Street — Nashville, TN 37201
NAME — ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Steven Ayers (NAME)	The Prudential Home Mortgage Co., Inc (NAME)	Map 143-02-A
717 Hickory Trace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4148 (STREET ADDRESS)	Par 43-C
Nashville, TN 372 21 (CITY) (STATE) (P.O. ZIP)	Frederick, Maryland 21701-0909 (CITY) (STATE) (ZIP)	9DZ-72970

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, Michael Fox Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Steven Ayers

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. 43 on the Plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, Pages 751, 752 and 753, Register's Office for said County, to which reference is hereby made for a more complete description of said Lot.

BEING the same property conveyed to the Grantor herein by deed of record in Book 6907, Page 905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Sewer Easements of record in Book 4889, Page 192; Book 5099, Page 783; Book 5142, Page 690; Book 5142, Page 694; Book 5360, Page 320; Book 5364, Page 882; and Book 6407, Page 892, said Register's Office.

Overpass construction easement of record in Book 5102, Page 956, said Register's Office with Seaboard Railroad (formerly L & N Railroad).

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title set forth in restrictions recorded in Book 6274, Page 148; Book 5380, Page 357; and Book 5120, Page 199; and Book 5120, Page 208, said Register's Office.

All Matters shown on the Plat recorded in Book 5200, Pages 751, 752, and 753.

unimproved ( ) This is improved (X) property, known as 717 Hickory Trace (House Number) (Street) Nashville, TN 37221 (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 its hand this 30th day of August, 1991

Michael Fox Construction, Inc.

By: Michael C. Fox

Michael C. Fox, President

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19____.

Commmission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE }
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael C. Fox

~~and~~ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the President or proved to me upon the basis of satisfactory evidence

~~and~~ _____ ~~respectively~~ of the Michael Fox Construction, Inc.

the within named bargainor, a corporation, and that (he) (they) as such President

~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael C. Fox as such President ~~/and attesting the same by the said~~

~~as such~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of August, 1991

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Michael Fox Construction, Inc.

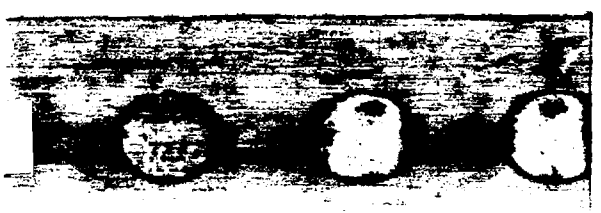
TO
John Steven Ayers

Furnished by:
Lawyers Title
325 Union Street
Nashville, Tennessee 37201
244-0678

43567

SEP 3 3 05 PM '91

7415 09/03 0101 03CHECK 739.60

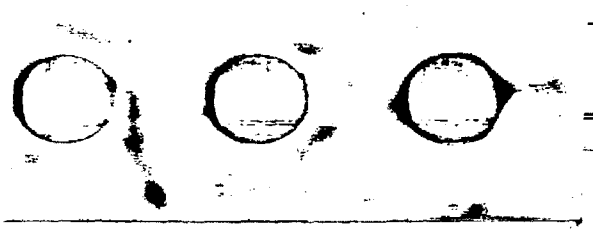


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

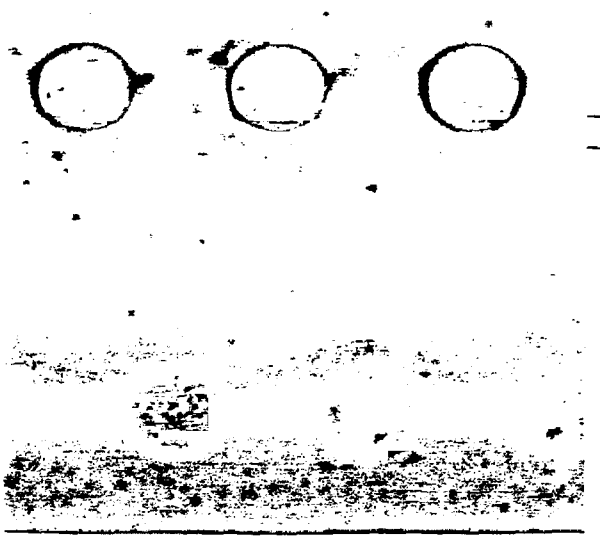
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
198000.00



CON TX	732.60
PRFEE	1.00
WDEED	6.00
TOTAL	739.60
CHECK	739.60

09/03/91 01 15:07 0001 7415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43967

SEP 3 3 05 PM '91

No. 455709