STATE OF TENNESSEE BOOK 8558 PAGE 363
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Mark R. Sharber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF February 19 92

LEON SHARBER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 4-9-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Atty., 1161 Murfreesboro Rd., Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wilson Hays (NAME)	Nationsbanc Mortgage Corporation (NAME)	MAP 155-8
717 Collins Trace Court (ADDRESS)	201 East Cary Street (ADDRESS)	GROUP C
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Richmond, Virginia 23219-3736 (CITY) (STATE) (ZIP)	PARCEL 191

FOR AND 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, DAVCO, a Joint Venture composed of Frank Davis Construction Company, Inc., and J. Davis Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Wilson Hays and wife, Erin Hensley Hays

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. 191 on the plan of Poplar Creek, Phase II, as of record in Book 6900, Page 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

For source of title reference is made to Book 8370, Page 957, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants filed of record in Book 7964, Page 33, and Book 7270, Page 648, and Book 6987, Page 966, and Book 6662, Page 433, and Book 6474, and Page 346, and Book 6486, Page 587 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

87032 IDENTIF. TREFERENCE FEB 26 10 40 AM '92 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY TN.

4434 02/26 0101 03CHECK 488.00

unimproved ( )
This is improved (X) property, known as 717 Collins Trace Court, Nashville, Tennessee 37221
(House Number) (Street) (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 my hand this 21st day of February, 19 92

Davco, a Joint Venture
By:
Frank Davis

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STATE OF TENNESSEE
COUNTY OF

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 or proved to me on the basis of satisfactory evidence, 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_____.

Commission 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 Frank Davis and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of Frank Davis Construction Company, Inc., a Joint Venturer of the Davco, a Joint Venture the within named bargainor, and that he as such President of the within named Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by the said Frank Davis as _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of February 19 92.

My commission expires 27 Feb 93

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FROM

Davco, a Joint Venture

TO

John Wilson Hays and wife, Erin Hensley Hays

RETURN TO:

Leon Sharber, Atty.
1161 Murfreesboro Rd. Suite 505
Nashville, Tennessee 37217

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

MAMT 130000.00
MOR TX 481.00
ERR CO
MOR TX 481.00-
VOID
MAMT 130000.00-
CAMT 130000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 481.00
PRFEE 1.00
WDEED 6.00
TOTAL 488.00
CHECK 488.00

02/26/92 01 10:41 0001 4434

87032

IDENTIF. REFERENCE

FEB 26 10 40 AM '92

FELIX Z. WILSON II
DAVIDSON COUNTY, TN.

No. 504958