This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8678 PAGE 673

ADDRESS NEW OWNER:
William B. Hayward and Susanna K. Hayward
1529 Eller Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 142-13A
GROUP
PARCEL 68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rochford Realty & Construction Co., Inc., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William B. Hayward and wife, Susanna K. Hayward, 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:

> Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Riverside, Phase 1, of record in Book 6900, pages 490, 491, 492 and as amended in Book 6900, page 784, 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 Rochford Realty & Construction Co., Inc. by deed from Frank H. Carter and wife, Dolores H. Carter,, Charles C. Handly, Jr. and dated , as of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This is improved property known as 1529 Eller Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Taxes for 1992 a lien but not yet due and payable.
2. Agreement of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.
3. Easement and Restrictions of record in Book 7185, page 619 and Book 7405, page 780, said Register's Office.
4. Easements for of record in Book 6970, page 275, Book 6970, page 278 and Book 6970, page 281, said Register's Office.
5. Easement of record in Book 6972, page 45, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William B. Hayward and wife, Susanna K. Hayward, their heirs

and assigns, forever; and Rochford Realty & Construction Co., Inc., does covenant with the said Grantees that It is the 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of July, 1992.

Rochford Realty & Construction Co., Inc.

By: _____
John T. Rochford III
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHN T. ROCHFORD,III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of ROCHFORD REALTY & CONSTRUCTION CO., INC. the within named bargainor, and that he as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1992.

Lillian Franck
Notary Public

LILLIAN FRANCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Nov. 26, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 169,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 13th day of July, 1992.

Lindsey H. Park
NOTARY PUBLIC
My Commission Expires: ~~11/21/92~~ 9/25/93

07/17 CHECK 634.30

FELIX Z. HILL, JR. REGISTER
DAVIDSON COUNTY TN.
JUL 17 3 57 PM '92

IDENTIF. REFERENCE

28562



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

RECEIVED OF _____

FOR _____

BOOK 8678 PAGE 675

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	
				169000.00
			CON TX	625.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	634.30
			CHECK	634.30
07/17/92	01	15:58	0001	6670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28562

IDENTIF. REFERENCE

JUL 17 3 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551396