THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH (RDB)
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Mary Elizabeth N. Burch ("GRANTOR")

TO: J. Michael Hayes and
Joanne F. Hayes, husband
and wife ("GRANTEES")

PROPERTY ADDRESS:
10 Lynwood Lane
Nashville, Tennessee 37205

SEND TAX BILLS TO:
J. Michael Hayes et al
10 Lynwood Lane
Nashville, TN 37205

MAP 116-7 PARCEL 95:

2547.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mary Elizabeth N. Burch, unmarried, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto J. Michael Hayes and Joanne F. Hayes, husband and wife, their heirs and assigns, all of my interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Royal Oaks Subdivision, as of record in Book 3700, Page 1, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lynwood Lane at the common corner of Lots Nos. 6 and 7; thence with the line between said two lots easterly 194.4 feet to an iron pin; thence southerly 226.2 feet to a concrete monument in the northerly margin of Second Street; thence with the northerly margin of Second Street westerly 168.0 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, northwesterly 39.5 feet to the easterly margin of Lynwood Lane; thence with the easterly margin of Lynwood Lane northerly 202.6 feet to the beginning.

Being the same property conveyed to John R. Burch and wife, Mary Elizabeth N. Burch, by deed from Mildred C. Webber and husband, William G. Webber, of record in Book 4456, Page 365, re-recorded in Book 4466, Page 642, Register's Office for Davidson County, Tennessee and further conveyed to Mary Elizabeth Nelson Burch. (being one and the same person as Mary Elizabeth N. Burch), by Quitclaim Deed from John R. Burch of record in Book 8813, Page 612, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

This conveyance is made subject to:

1. Restrictive Covenants contained in instruments of record in Book 1449, Page 111 and Book 3877, Page 494, said Register's Office.

2. The Plan of record in Book 3700, Page 1, said Register's Office, reflecting an Owner's Certificate, certain minimum building setback lines, easements and notes to which Plan reference is made.

This is improved property known as 10 Lynwood Lane, Nashville, Tennessee 37205.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1992 real property taxes, which have been prorated between the parties and payment therefor is the responsibility of GRANTEES.

And GRANTOR does further covenant and bind herself to warrant and defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of December, 1992.

Mary Elizabeth N Burch
Mary Elizabeth N. Burch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the said Mary Elizabeth N. Burch, unmarried, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, on this the 18th day of December, 1992.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95

RUTH ANNE CARRUTHERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $685,000.00 .

Michael Mayes
AFFIANT

Subscribed and sworn to before me, this 18th day of December, 1992.

Ruth Anne Carothers
NOTARY PUBLIC

My Commission Expires: 1-22-95

RUTH ANNE CAROTHERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

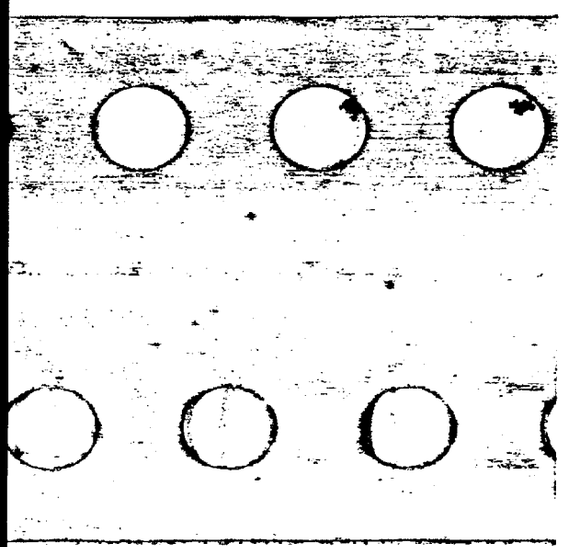
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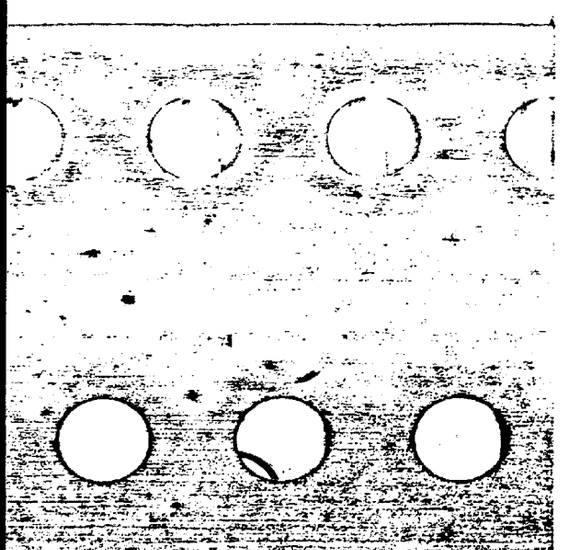
IDENTIFICATION REFERENCE

DEC 18 10 53 AM '92

DAVIDSON COUNTY, TN

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 8817 PAGE 849

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	
				685000.00
			CON TX	2534.50
			PRFEE	1.00
			TDEED	12.00
			ERR	CO
			TDEED	12.00-
			WDEED	12.00
			TOTAL	2547.50
			CHECK	2547.50
12/18/92	01		10:52 0001	3233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.0.5.9

IDENTIFICATION REFERENCE

DEC 18 10 59 AM '92

FELIX Z. WILSON II REG. STER
DAVIDSON COUNTY, TN

No. 602405