THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nasnville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***86,370.84.

William D. Hailey, Jr.
Affiant

Subscribed and sworn to before me this 4th day of February, 1993.

Notary Public

My Commission Expires: [illegible]

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
WILLIAM D. HAILEY, JR. 1608 Linden Avenue Nashville, Tennessee 37212	NATIONAL MORTGAGE CO. 4041 Knight Arnold Road Memphis, Tennessee 38118	MAP 104-16 PARCEL 362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND THREE HUNDRED SEVENTY AND 84/100 ($***86,370.84) DOLLARS,

(a) of which FIFTEEN THOUSAND AND 00/100 ($15,000.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor herein hereby acknowledges, and

(b) of which SEVENTY ONE THOUSAND THREE HUNDRED SEVENTY AND 84/100 ($71,370.84) DOLLARS, Grantee herein has this day executed a Wrap-Around Deed of Trust Note payable to Stephen Benneyworth with an interest rate of Ten (10.00%) percent payable in monthly installments of $636.24.

I, **JOAN COOK, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM D. HAILEY, JR., unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 53 on the Map of Belmont Land Company Plan, called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 53 fronts 50.0 feet on the northerly side of Linden Avenue and runs back between parallel lines 169.0 feet to an alley.

BEING the same property conveyed to Grantor herein by deed of even date and being recorded simultaneously herewith.

This is improved property known as 1608 Linden Avenue, Nashville, Tennessee 37212.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE 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 as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Belmont Land Company Plan called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of National Mortgage Company of record in Book 6011, page 728, Register's Office for Davidson County, Tennessee, to which Grantee herein takes subject to and does not assume.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of February, 1993.

Joan Cook
JOAN COOK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOAN COOK, the bargainor, with whom I am personally acquainted (or 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 official seal this 4th day of February, 1993.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93832

IDENTIFICATION REFERENCE

FEB 19 10 23 AM '93

DAVIDSON COUNTY, TN

5272 02/19 0101 03CHECK 328.68

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

RECEIVED OF _____

FOR _____

BOOK 8868 PAGE 966

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
				CONT 86370.84
				CON TX 319.68
				PRFEE 1.00
				WDEED 8.00
				TOTAL 328.68
				CHECK 328.68

02/19/93 01 10:22 0001 5272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93832

IDENTIFICATION REFERENCE

FEB 19 10 23 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 622902