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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD)
33325
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 260000.00

Affiant

Sworn and subscribed before me this
16th day of June, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Joseph M. Haynes Virginia K. Haynes 61 Wyn Oak Drive Nashville, Tennessee 37205	First Union Mortgage Corporation Reflections III, Ste 200 Virginia Beach, Virginia 23452	104-14G-077.00C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JoAnn H. Patterson, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph M. Haynes and spouse, Virginia K. Haynes,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 76 on the revised plan of Whitworth, Phase I of record in Book 7900, Pages 140-144 to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to JoAnn Patterson by deed from Richland Builders, a Tennessee joint venture of record in Book 8218, Page 223, Register's Office for Davidson County, Tennessee.

SUBJECT to Declaration of Covenants, Conditions and Restrictions of record in Book 8026, Page 305, Book 8047, Page 243, Book 8282, Page 45 said Register's Office. Subject to the Plan of record in Book 7900, Pages 140-144 said Register's Office to which plan reference is hereby made.

31217
IDENTIF. ↑ REFERENCE

93 JUN 17 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8524 06/17 0101 03CHECK 971.00

This is improved property, known as: 61 Wyn Oak Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 1993.

JoAnn H. Patterson

JoAnn H. Patterson

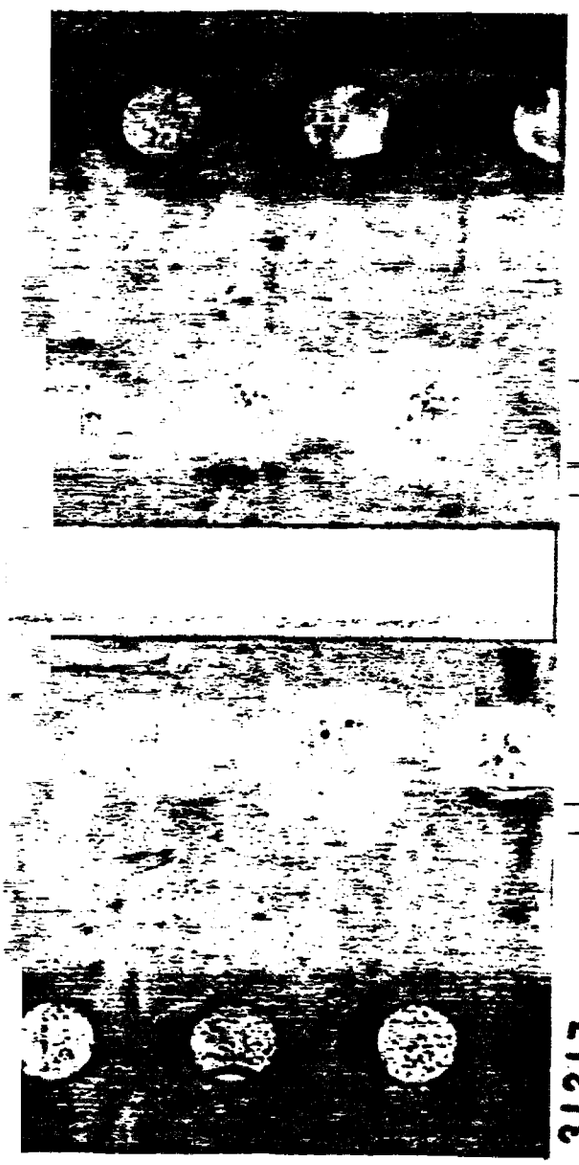
State of Tennessee
County of Davidson

On this 16th day of June, 1993, before me the undersigned authority, personally appeared **JoAnn H. Patterson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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
260000.00
CON TX 962.00
PRFEE 1.00
WDEED 8.00
TOTAL 971.00
CHECK 971.00

06/17/93 01 09:43 0001 8524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

312117
IDENTIF. # REFERENCE

93 JUN 17 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 663789