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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Raymond H. Sexton Ruth G. Sexton 6029 Panama Drive Hermitage, TN 37076	Glendale Federal Bank P.O. Box 85366 San Diego, CA 92186-5366	Map 86-2-0 Parcel 02.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Carol Anne Wilson Hayes and husband Jack Hayes, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Raymond H. Sexton and Ruth G. Sexton, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the plan of Dodson Heights, of record in Book 2900, page 113, Regsiter's Office for said County.
Said Lot No. 153 fronts 65.0 feet on the northerly margin of Panama Drive and extends back 112.2 feet on the broken easterly line and 131.9 feet on the westerly line to a dead line in the rear, measuring 65.1 feet thereon.

Being the same property conveyed to Carol Anne Wilson by deed from Elizabeth Deanna (Hutton) Verble, now known as Deanna V. Wilkerson of record in Book 6798, page 503, Register's Office for Davidson County, Tennessee. Carole Anne Wilson is now known as Carol Ann Wilson Hayes.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Mercantile Mortgage Companuy and recorded in Book 5421 at page 302, Register's Office for Davidson County, Tennessee. Assigned to Glendale Federal Bank by Mortgage/Deed of Trust Assignment which the Grantees hereby agree to assume and pay.

This is improved property commonly known as 6029 Panama Drive, Hermitage, Tennessee 37076.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $49,215.09

Affiant

Subscribed and sworn to before me this 19th day of November, 1992.

Notary Public

My Commission Expires March 26, 1994

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of October, 1993.

Carol Anne Wilson Hayes
Carol Anne Wilson Hayes

Jack Hayes
Jack Hayes

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 Carol Anne Wilson Hayes and Jack Hayes, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1993.

Notary Public

My Commission Expires: March 26, 1994

70271

6575 10/27 0101 03CHECK 191.04



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 49215.09
				CON TX 182.04
				PRFEE 1.00
				WDEED 8.00
				TOTAL 191.04
				CHECK 191.04
10/27/93	01			09:40 0001 6375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78271

IDENTIFICATION

93 OCT 27 AM 9:40

No. 714194