ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Aubrey Hiam 4402 Saunders Avenue Nashville, TN 37216	New Owner	Map 052-090 Parcels 086.00

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, Russel O. Mays, Adminstrator of the Estate of Floyd Owen Mays, Russell O. Mays, Edith Oathout, Martha Mays and Barbara Spence, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Aubrey Hiam, (The "Grantee"), Grantee's 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. 12 on the Plan of Montague Park, as of record in Book 421, page 141, Register's Office for said County.

Said Lot fronts 100 feet on the northerly side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line in the rear.

Being the same property conveyed to Floyd Owen Mays by Quitclaim Deed from Kathleen Mays of record in Book 8476, page 388, said Register's Office for Davidson County, Tennessee and vested in Russell O. Mays, Edith Oathout, Martha Mays and Barbara Spence upon the death of Floyd Owen Mays as the Sole Surviving heirs at Law.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 413 Grapevine Drive, Madison, TN 37115.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $10,000.00.

Aubrey Hiam
Affiant

Subscribed and sworn to before me this 28th day of April, 1994.

Notary Public

My Commission Expires June 24, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is 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 Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of April, 1994.

Russell O Mays Administrator
Russell O. Mays, Adminstrator
of the Estate of Floyd Owen Mays

Russell O Mays
Russell O. Mays, Indvidually

Edith M. Oathout
Edith Oathout, Individually

Martha Mays
Martha Mays, Individually
By: Russell O. Mays, Atty in Fact

Barbara Spence
Barbara Spence, Individually
By: Russell O. Mays, Atty in Fact

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 Russell O. Mays, Adminstrator for the Estate of Floyd Owen Mays, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of April, 1994.

Notary Public

My Commission Expires: Jan 24, 1998

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 Russell O. Mays, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of April, 1994.

Notary Public

My Commission Expires: Jan 24 1998

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 Edith Oathout, 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 at Nashville, Tennessee, this 28th day of April, 1994.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 28th day of April, 1994, before me personally appeared Russell O. Mays, to me known to be the person who executed the foregoing instrument in behalf of Martha Mays acknowledged that she executed the same as the free act and deed of said Martha Mays.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of April, 1994.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 28th day of April, 1994, before me personally appeared Russell O. Mays, to me known to be the person who executed the foregoing instrument in behalf of Barbara Spence acknowledged that she executed the same as the free act and deed of said Barbara Spence.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of April, 1994.

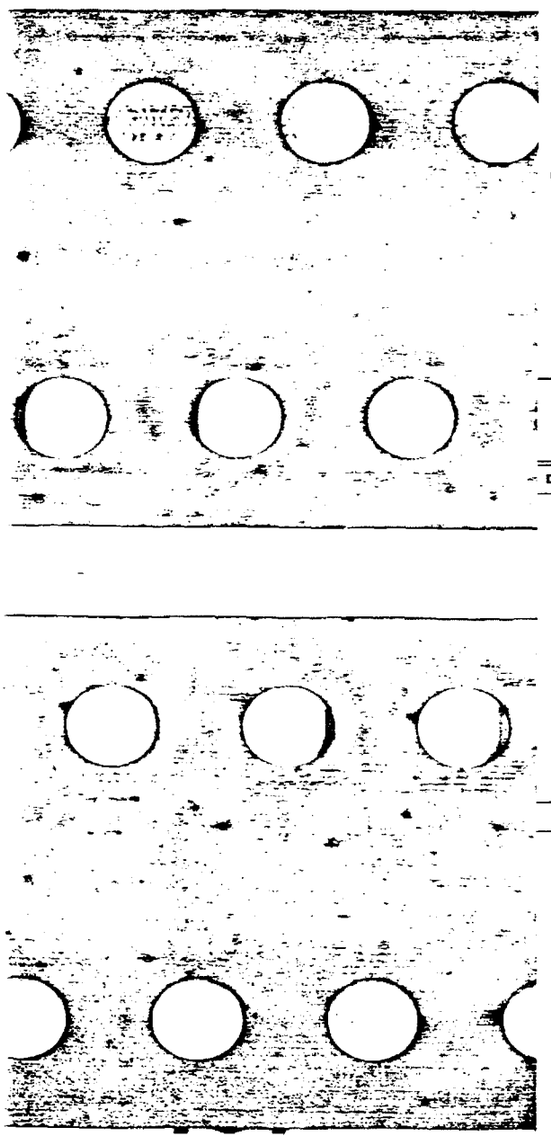
Notary Public

My Commission Expires: [illegible]

46024
IDENTIFICATION REFERENCE

94 MAY -3 PM 3:35
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

1669 05/03 0101 CHECK 50.00



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

RECEIVED OF _____

FOR _____

BOOK 9332 PAGE 928

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
				MAMT 10000.00
				ERR CO
				MAMT 10000.00-
				CAMT 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 50.00
				CHECK 50.00
			05/03/94	01 15:34 0001 1669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46024
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 3:35

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 786754