Prepared by: Milton W. Smith, Jr.
Mail to: Colonial Title Co. { 4301 Hillsboro Rd#220
Nashville, Tn. 37215

BOOK 9553 PG 640

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack E. Hays and wife,	Colonial Mortgage Company	Map 75-8-A
NAME: Judy G. Hays	NAME: P.O. Box 250 (Tax Dept.)	Parcel 36-CO
(STREET ADDRESS OR ROUTE NUMBER) 138 Brooke Castle Drive	(STREET ADDRESS) Montgomery, AL 36142-0001	
(CITY) Hermitage, (P.O. ZONE) TN (STATE) 37076	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of..... Ten and 00/100 ----------
----------($10.00) ---------- *Dollars,*

Cash in hand paid by the Grantees, hereinafter Named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of the unpaid balance of the indebtedness evidenced by that deed of trust of record in Book 6838, page 589, as assigned to Colonial Mortgage Company in Book 7519, page 79, Register's Office for Davidson County, Tennessee, which unpaid balance Grantees hereby assume and promises to pay and agrees to be the substitute mortgagor under said deed of trust,

VIVIAN BEAN (now Carpenter) and husband, Ira Carpenter, Jr. *have this day bargained and sold, and do hereby transfer and convey unto the said*.... Jack E. Hays and wife, Judy G. Hays, hereinafter called Grantors, their ..... XXXXXX), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being UNIT 138 on the PLAN of Condominium of Brooke Castle, a Planned Unit Development, of record in PLAT BOOK 6250, page 627, amended in Book 6680, page 905, re-recorded in Book 6727, page 762, and surveyor's certificate in Book 6919, page 571, said Register's Office, to which reference is here made for a more complete description, together which appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, a horizontal property regime, established by Master Deed and By-laws of record in Book 6519, page 747, said Register's Office.

Being the same property conveyed to VIVIAN BEAN (now Carpenter) by deed from Randy Raines of record in Book 8571, page 984, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,956.79

Subscribed and sworn to before me, this the 21st day of December, 1994

Affiant

My commission expires: Jany 22, 1995 (Affix Seal)

Notary Public

unimproved( )
This is improved (X) property, known as 138 (House Number) Brooke Castle Drive (Street), Hermitage (P.O. Address), TN 37076 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said..... Grantees, their ..... XXXXXX *heirs and assigns forever*.... We ..... *covenant that* we are ..... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We ..... *further covenant and bind*..... ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said*..... Grantees, their ..... XXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness... Our ..... hands ..... *this*.... 21st .... *day of*.. December 1994 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vivian Bean Carpenter
VIVIAN BEAN CARPENTER

Ira Carpenter, Jr.
IRA CARPENTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The undersigned *a Notary Public in and for said County and State,* VIVIAN BEAN CARPENTER and husband, Ira Carpenter, Jr., *the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 21st *day of* December, 94

Notary Public

Commission expires January 22, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

19680

IDENTIF. & REFERENCE

94 DEC 22 PM 12:56

FILED
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

Vivian Bean Carpenter and husband, Ira Carpenter, Jr.,

TO

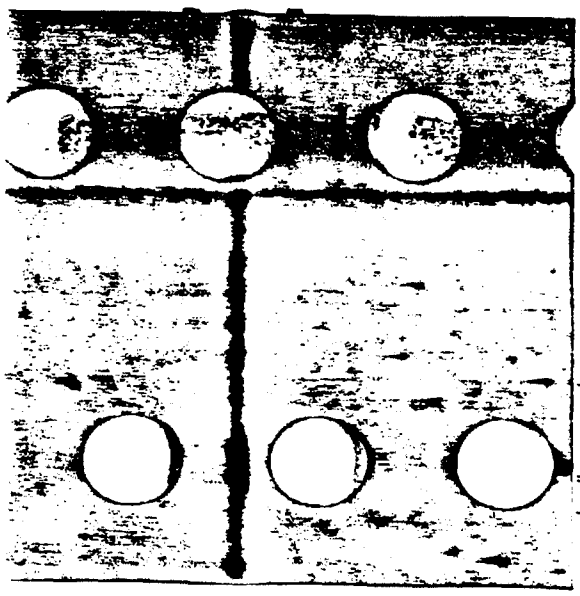
Jack E. Hays and wife,

Judy G. Hays

5794 12/22 0101 03CHECK 175.50

mail to:

Compliments of
Colonial Title Company
Suite 220, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

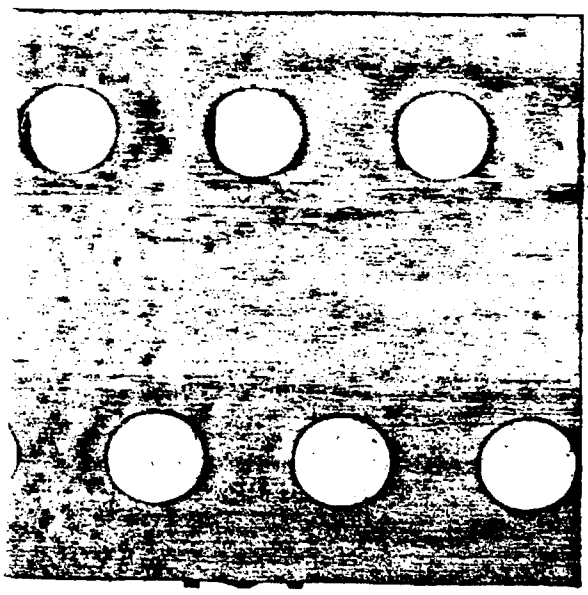
RECEIVED OF _____

FOR _____

BOOK 9553 PG 642

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	44956.79
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5784

19680

IDENTIF. ↑ REFERENCE

94 DEC 22 P1 12:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 8657