This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

SOB

BOOK 9574 PG 343

ADDRESS NEW OWNER:
Jeffrey R. Mays and Patricia Dawn Mays
432 Benita Drive
Nashville, Tennessee 37211

SEND TAX BILL:

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 133-12
GROUP 32
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roy Michael Burns, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey R. Mays and wife, Patricia Dawn Mays, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roy Michael Burns and wife, Katherine Burns by deed from Larry Nelson Bradshaw, as of record in Book 4792, page 650, Register's Office for Davidson County, Tennessee. The said Katherine Burns having since died on July 19, 1994, and Roy Michael Burns being the surviving tenant by the entireties.

This is improved property known as 432 Benita Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject 1994 property taxes which have been paid.
2. Restrictive covenants of record in Book 3251, page 18, as amended in Book 3816, page 784, said Register's Office.
3. All matters as shown on the plan of record in Book 3600, page 64, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey R. Mays and wife, Patricia Dawn Mays, their heirs and assigns, forever; and we, Roy Michael Burns and wife, Katherine Burns, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of January, 1995.

Roy Michael Burns

Roy Michael Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roy Michael Burns, an unmarried person the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,500.00.

Patricia Dawn Mayo

AFFIANT

Subscribed and sworn to before me
this 13th day of January, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

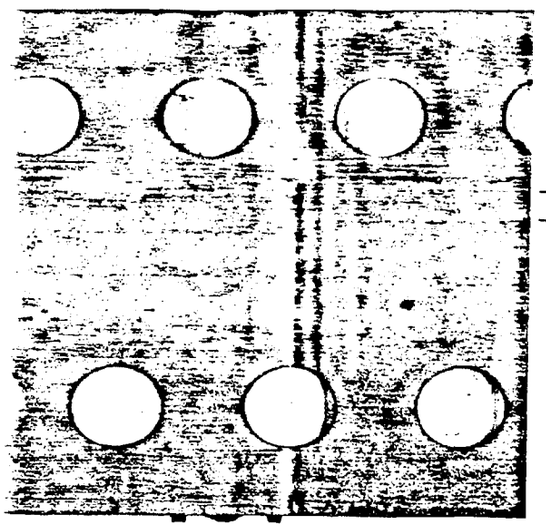
26519

IDENTIFICATION REFERENCE

95 JAN 19 AM 11:59

3407 01/19 0101 03CHECK 329.05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9574 PG 345

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 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

01/19/95 01 11:58 0001 3407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26519
IDENTIFICATION REFERENCE

95 JAN 19 AM 11:59

REGISTER
DAVIDSON COUNTY, TN.

No. 873229