BOOK 9683 PG 123

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

File Box 36
#13444

WARRANTY DEED

Name and Address of New Owner:
E. Carlton Hays, Jr.
Karen M. Hays
805 Cold Creek Trail
Nashville, TN 37211

Send Tax Bills To:
Union Planters Bank of Middle Tennessee, N.A.
P. O. Box 3137
Memphis, TN 38173-0137

Street Address of Subject Property:	**Map-Parcel No:**
805 Cold Creek Trail **Nashville, TN 37211**	**172-12-A-30**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Martin D. Beck and wife, Janet F. Beck,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **E. Carlton Hays, Jr., and wife, Karen M. Hays** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 41 on the Plan of Section One, Bradford Hills, of record in Book 7900, Page 6, as amended in Book 7900, Page 110-112, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Martin D. Beck and wife, Janet F. Beck by Warranty Deed from Theresa L. Olin and spouse, Edwin C. Olin of record in Book 9435, Page 203, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170, By-Laws of record in Book 8071, Page 531; all matters as shown on the recorded plat referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that it is lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 25th day of May, 1995, by our duly authorized Attorney in Fact, Jerry Jennings. Power of Attorney for the said Jerry Jennings, being recorded simultaneously herewith.

Martin D. Beck by Jerry Jennings Attorney-in-Fact
Martin D. Beck
By: Jerry Jennings, Attorney in Fact

Janet F. Beck by Jerry Jennings Attorney-in-Fact
Janet F. Beck
By: Jerry Jennings, Attorney in Fact

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jerry Jennnings with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Attorney in Fact for Martin D. Beck and wife, Janet F. Beck, the within named bargainors, and that as such Attorney in

Fact , being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of May, 1995.

J. Michael Mayo
NOTARY PUBLIC

My commission expires: 7/26/97

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $123,500.00.

469.95

J. Carlton Hayes, Jr.
Affiant

Subscribed and sworn to before me, this the 25th day of May, 1995.

J. Michael Mayo
NOTARY PUBLIC

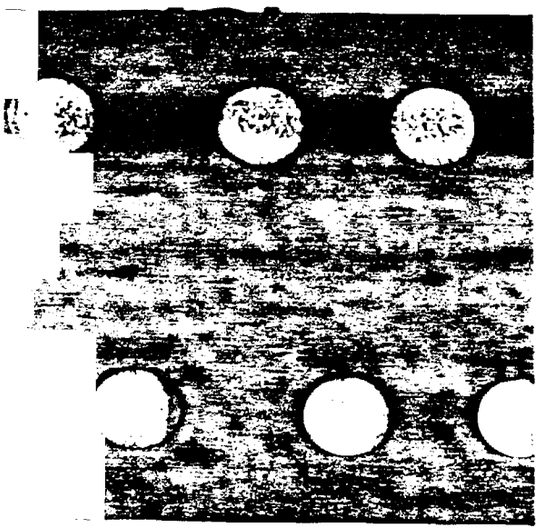
My commission expires: 7/26/97

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95 MAY 26 PM 3:55

00064579

IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

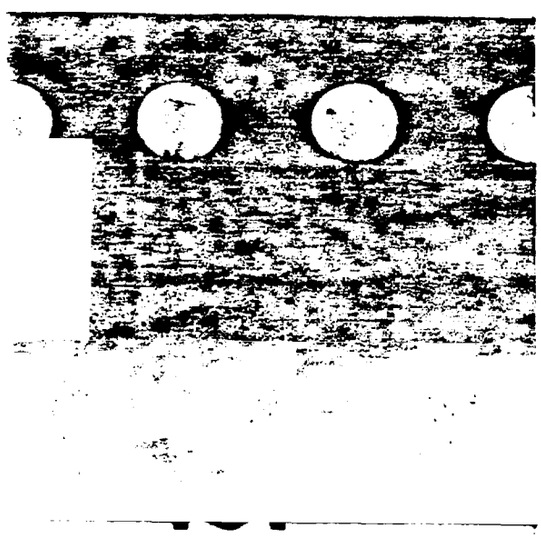
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9683 PG 126

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 123500.00
CON TX 456.95
PRFEE 1.00
WDEED 12.00
TOTAL ~~469.95~~
SPEER ~~469.95~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/95 01 15:58 0001 5199

00645 79
IDENTIF. ↑ REFERENCE

95 MAY 26 PM 3:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914529