WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00

Affiant

Sworn to and subscribed before me this 7 day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Michael F. Hays, et al	Same	Map 104-13-A
401 Bowling Ave. #73		Par. 65
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Buford Bates and wife, Betty Suttle Bates, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Michael F. Hays and Harriet M. Nunnelly, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being building site No. 65 on the plan of Richmeade Place, Section IV, of record in Book 5210, page 16, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to William Buford Bates and wife, Betty Suttle Bates by quitclaim deed from Robert F. Spann, Trustee, of record in Book 8924, page 877, Register's Office for Davidson County, Tennessee
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.
>
> This is improved property known as 401 Bowling Avenue, No. 73, Nashville, TN 37205.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and we 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, 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 hands this 7 day of June, 1995.

WILLIAM BUFORD BATES

BETTY SUTTLE BATES

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, William Buford Bates and wife, Betty Suttle Bates, 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 this 7 day of June, 1995.

NOTARY PUBLIC

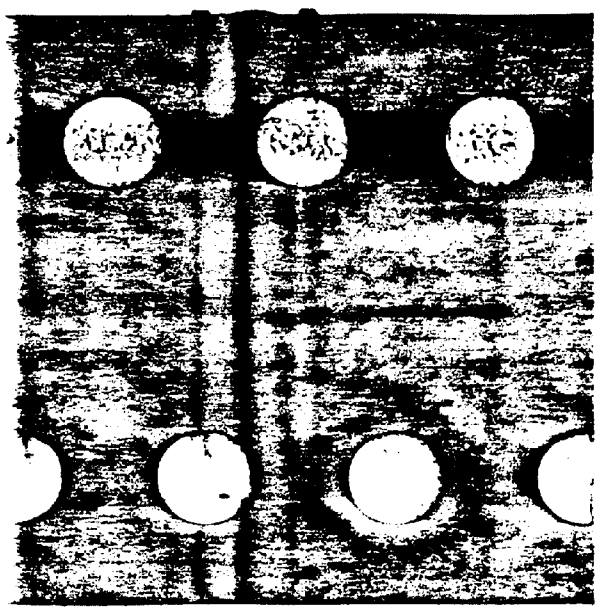
My Commission Expires: 9-26-95

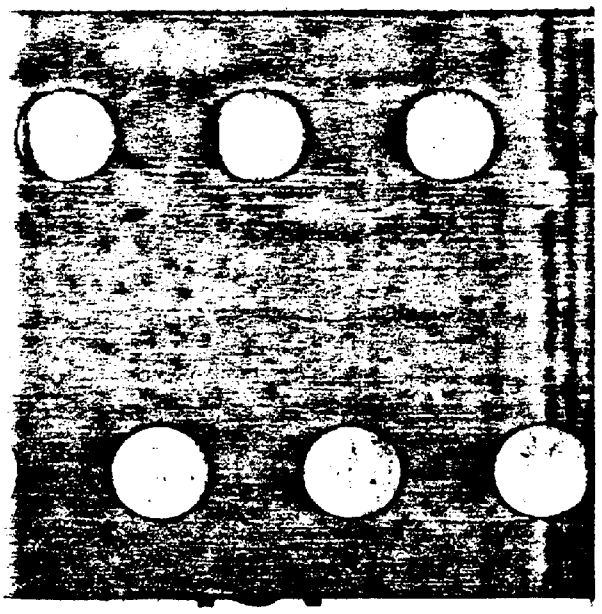
0067795
IDENTIF. & REFERENCE

95 JUN -7 PM 1:07
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8723 06/07 0101 03CHECK 619.50





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

RECEIVED OF _____

FOR _____

BOOK 9694 PG 131

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50
06/07/95 01 13:08 0001 8723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067795 IDENTIF. # REFERENCE

95 JUN -7 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918007

PITT