SEND TAX BILLS TO:
Lowery Mooney
50 Green St.
Nashville, TN. 37210

NAME AND ADDRESS OF NEW OWNERS:
Same

This Instrument Prepared By:
John B. Pittard, Attorney
Murfreesboro, Tennessee 37130
From Information Furnished By
The Parties.

MAP & PARCEL NO. 093-16-0-324

BOOK 9824 PG 340

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, ($10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, ANNIE ELIZABETH FRAZIER, Executrix of the Last Will and Testament of Maggie Ella Haynes, the one and the same person as Maggie R. Haynes, has this day bargained and sold and does hereby transfer and convey unto LOWERY MOONEY, his heirs and assigns, forever, that certain tract or parcel of real estate situated in the 19th Civil District of Davidson County, State of Tennessee, and being described as follows, to wit:

BEING the southerly 32 feet of the northerly 160.5 feet of Lot No. 1, the southerly 32 feet of the northerly 160.5 feet of Lot No. 2, the northerly 31 feet of the easterly 2 feet of Lot No. 2 and the northerly 61.5 feet of the westerly 5 feet of Lot No. 3 on the map of Weakley and Warren's Resubdivision of Block "D", Hermitage Addition, as of record in Book 161, page 93, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Fairfield Avenue 160.5 feet S.9°30'W. from the south margin of Fain Street, running thence with the east margin of Fairfield Avenue N.9°30'E. 32 feet to a point 128.5 feet from the south margin of Fain Street, thence S88°E, parallel to Fain Street 136.7 feet to a stake, said stake being 5 feet east of the line between Lots 2 and 3 running thence south 3°30'West, parallel to said line between Lots 2 and 3 60.5 feet to the north margin of a 20 foot alley, running thence with the north margin of said alley 7 feet to a stake, said stake being 2 feet west of the line between Lots 2 and 3 running thence N.3°30'E, parallel to said lot line between Lots 2 and 3, 31 feet to a stake, thence N.88°W. 134.5 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, Surveyor, dated March 24, 1951.

Being the same property conveyed to Eugene Haynes and wife, Maggie R. Haynes by deed of Sam Garfinkle et ux, dated June 23, 1951, and of record in Deed Book 2011, page 474, of the Register's Office of Davidson County, Tennessee. The said Eugene Haynes predeceased Maggie R. Haynes vesting said property in his widow, Maggie R. Haynes, as surviving tenant by the entirety. Maggie R. Haynes, the one and the same person as Maggie Ella Haynes died testate in Davidson County, Tennessee on March 26, 1995, and

pursuant to the terms and provisions of her Last Will and Testament of record in Will Book 198, page 443 of the Probate Court of Davidson County, Tennessee, Annie Elizabeth Frazier, Executrix, was vested with the authority to sell the real estate.

Included in the above-description, but expressly excluded from this conveyance is the following described tract conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by deed dated May 17, 1965, and of record in Deed Book 3893, page 488, of said Register's Office and being described as follows, to wit:

BEING a part of the southerly 32 feet of the northerly 160.5 feet of Lot No. 1, the southerly 32 feet of the northerly 160.5 feet of Lot No. 2, the northerly 31 feet of the easterly 2 feet of Lot No. 2 and the northerly 61.5 feet of the westerly 5 feet of Lot No. 3 on the map of Weakley and Warren's Resubdivision of Block "D" Hermitage Addition as of record in Book 161, page 93, Register's Office of said county.

BEGINNING at a point in the east margin of Fairfield Avenue 160.5 feet South 9°30'West from the South margin of Fain Street, running thence with the east margin of Fairfield Avenue N9°30'East 32 feet to a point 128.5 feet from the south margin of Fain Street; thence South 88°East parallel to Fain Street 10.07 feet to a point in the new East margin of Fairfield Avenue; thence South 9°30'West parallel to and 30 feet from the centerline of Fairfield Avenue 32 feet to a point; thence North 88°West 10.07 feet to the point of beginning and containing 320 square feet.

BOOK 9824PG341

TO HAVE AND TO HOLD said parcel of real estate, together with all of the appurtenances, estate and title thereunto belonging unto the grantee, his heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same and that it unencumbered except by the 1995 county taxes which the grantee herein assume and agree to pay.

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the within described property to be given to the grantee herein as agreed.

IN WITNESS WHEREOF, the said grantor having executed this instrument on this the 6 day of October, 1995.

Annie Elizabeth Frazier

ANNIE ELIZABETH FRAZIER, Executrix
of the Estate of Maggie Ella Haynes

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named ANNIE ELIZABETH FRAZIER, Executrix of the Estate of Maggie Ella Haynes, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 6 day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 6-8-97.

AFFIDAVIT

I hereby affirm that the actual consideration or value for this transfer is $19,800.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 6-8-97.

BOOK 9824PG342

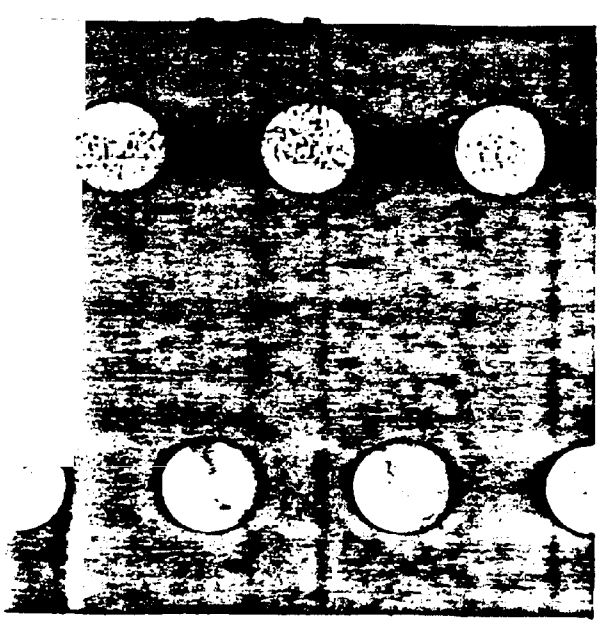
0110889

IDENTIFICATION REFERENCE

95 OCT 11 AM 9:42

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5382 10/11 0101 03CHECK 86.26



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

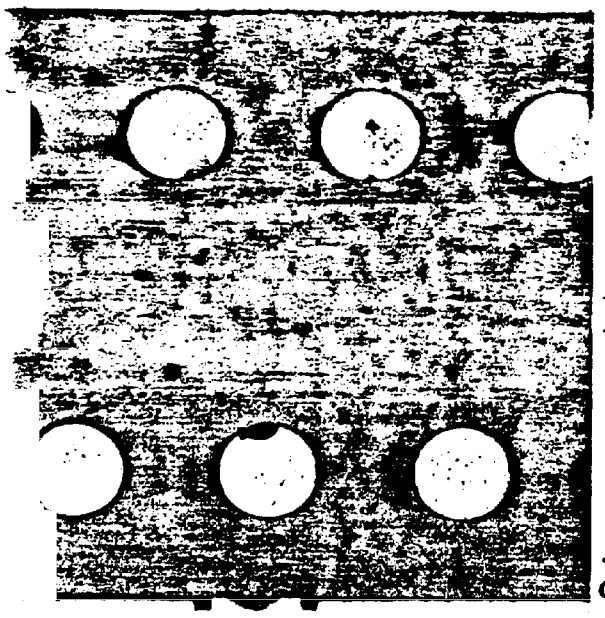
RECEIVED OF _____

FOR _____

BOOK 9824 PG 343

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 19800.00
CON TX 73.26
PRFEE 1.00
WDEED 12.00
TOTAL 86.26
CHECK 86.26

10/11/95 01 09:42 0001 5382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01110889
IDENTIF. ↑ REFERENCE

95 OCT 11 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964139