BOX #19B

G#95-12-47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
PATSY A. HAYES (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 133-14
4845 Lynn Drive (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	PARCEL 095
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Raleigh, NC 27601-2919 (CITY) (STATE) (ZIP)	FB #06DU-82947

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATHERINE SUE FLOYD (UNMARRIED) AND VIRGINIA ELIZABETH HOFFMAN AND HUSBAND, HOWARD HOFFMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATSY A. HAYES, AN UNMARRIED PERSON

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. 80-B on the Plan of the Zone Lot Division of Lot No. 80 of Elysian Park, as of record in Book 6900, Page 586, amending Book 2331, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Katherine Sue Floyd and Virginia Elizabeth Hoffman, by Deed from Houston Hill and Charles R. Dornan, of record in Book 8760, Page 767, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6900, Page 586, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the Grantors herein.

HOWARD Hoffman, spouse of the above named Virginia Elizabeth HOffman, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is unimproved ( ) improved (X) property, known as 4845 Lynn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 s this 22nd day of December 19 95

Katherine Sue Floyd
KATHERINE SUE FLOYD

Howard Hoffman
HOWARD HOFFMAN

Virginia Elizabeth Hoffman
VIRGINIA ELIZABETH HOFFMAN

BOOK 9901 PG 122

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 KATHERINE SUE FLOYD (UNMARRIED) AND VIRGINIA ELIZABETH HOFFMAN (A MARRIED PERSON)

the bargainor s, 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 at Brentwood, Tennessee, this 22nd day of December 19 95.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

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 HOWARD HOFFMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 22nd day of December, 1995.

Notary Public

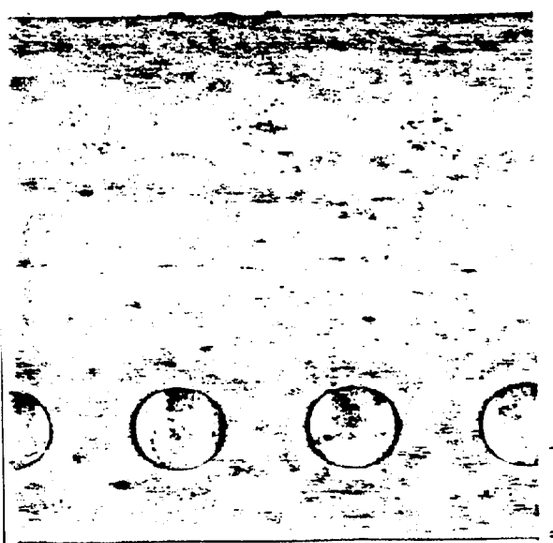
My Commission Expires: My Commission Expires MAR. 27, 1999

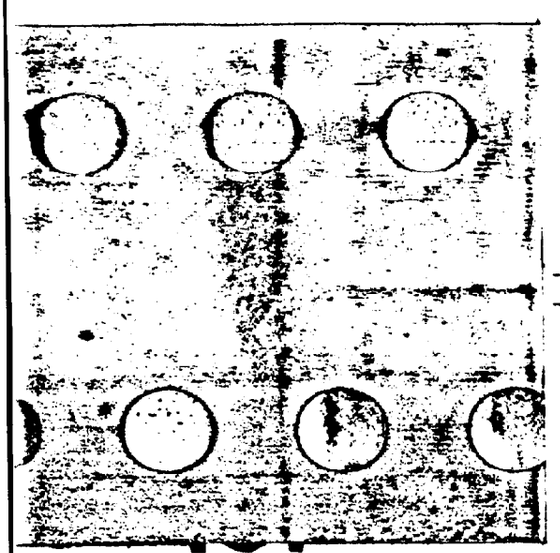
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0135918
IDENTIF. ^ REFERENCE

95 DEC 28 P1:12:56
FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN.

2502 12/28 0101 03CHECK 249.50





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

RECEIVED OF _____

FOR _____

BOOK 9901 PG 123

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

12/28/95 01 12:58 0001 2502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135918
IDENTIF. ↑ REFERENCE

95 DEC 28 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990886