Box 38

WARRANTY DEED

BOOK 9954 PG 838

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Earl Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: January 25 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Roberts (NAME)	NEW OWNER (NAME)	MAP 60-11
2815 Surf Drive (ADDRESS)	Same (ADDRESS)	PARCEL 35
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Davis & Hays Properties, a Kentucky General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Roberts and wife, Mary F. Roberts

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. 11 on the Plan of Hillhurst Acres, Section V, as of record in Book 2854, page 42, Register's Office for said County.

SAID Lot No. 11 fronts 179.41 feet on the westerly side of Surf Drive, formerly Gladys Drive, and extends back 224.7 feet on the northerly line and 274.7 feet on the southerly line to a dead line measuring 150.0 feet thereon.

BEING the same property conveyed to Davis & Hays Properties, a Kentucky General Partnership, composed of Garndal Davis, General Partner and Garnetta D. Hays, General Partner, by deed from Bank of Goodlettsville, a Tennessee banking corporation, of record in Book 9824, page 207, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Book 2854, page 42; any and all restrictive covenants of record in Book 2902, page 196, and amended in Book 2904, page 465, and/or easements running with land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

0434 02/22 0101 03CHECK 299.45

( ) unimproved (X) improved property, known as 2815 Surf Drive, Nashville, TN 37207
(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 21st day of February 19 96

Davis & Hays Properties, a Kentucky General Partnership
By: Garndal Davis
Garndal Davis, General Partner
Attest: Garnetta D. Hays
Garnetta D. Hays, General Partner

STATE OF TENNESSEE

BOOK 9954 PG 839

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Davis & Hays Properties, a Kentucky General Partnership

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 Nashville, Tennessee, this 21st day of February 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Garndal Davis and Garnetta D. Hays with whom I am personally acquainted and who upon their oath(s) acknowledged themself to be the General Partners ~~and~~ respectively of the Davis & Hays Properties, a Kentucky General Partnership the within named bargainor, and corporation, and that they as such General Partners ~~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 Garndal Davis as such General Partner, and attesting the same by the said Garnetta D. Hays as such General Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of February 19 96.

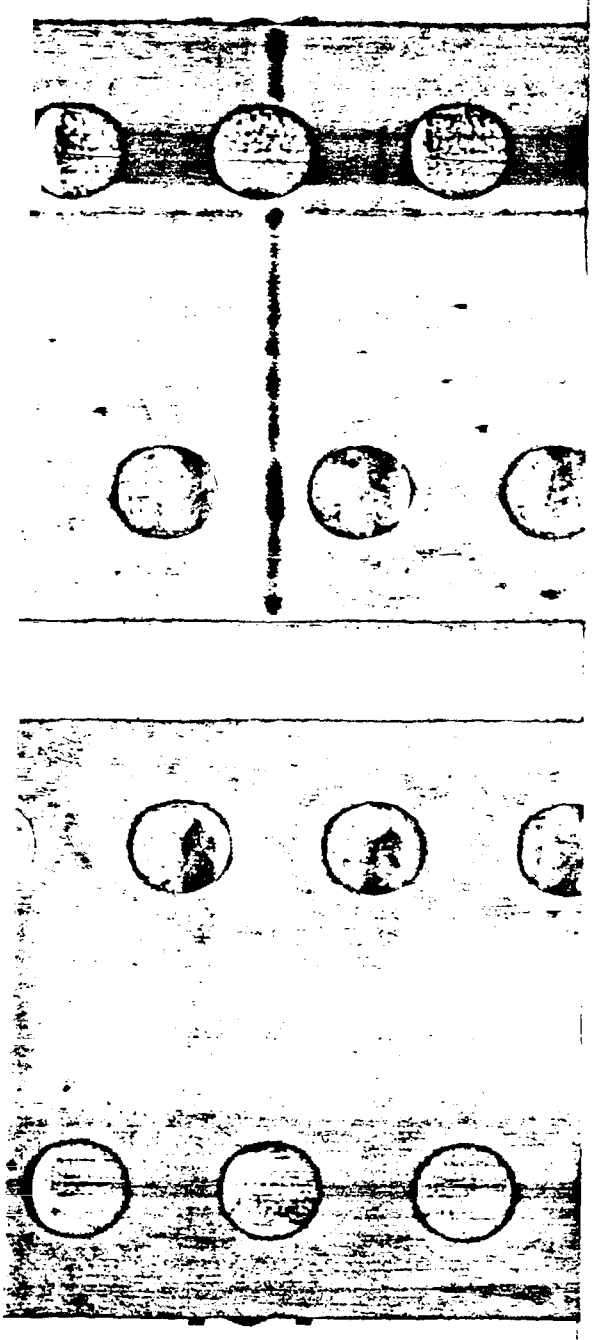
My commission expires January 25, 1997

Notary Public

IDENTIFICATION REFERENCE

95 FEB 22 PM 12:24

FILED FOR RECORD
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 840

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 8.00
TOTAL 299.45
CHECK 299.45

02/22/96 01 12:26 0001 0434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152673
IDENTIF. & REFERENCE

96 FEB 22 PM 12:24

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1008598