96 APR 19 PM 12:34

IDENTIF. & REFERENCE 0173167

This Instrument Prepared by:
Resource², Inc.
Suite 8 9442 Old Smyrna Road
Nashville, Tennessee 37027

BK 10021 PG 153

ADDRESS NEW OWNER:
Mr. Keelam Hayes
1245 2nd Ave. South
Nashville, Tennessee

SEND TAX BILL:
To Owner

PICK-UP

MORTGAGEE: **Resource², Inc.**

MAP & PARCEL:
MAP 105-3
PARCEL 264

WARRANTY DEED

3448 04/19 0131 DEDHEEK 108.53

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Resource², Inc., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by theses presents do transfer and convey unto Keelam Hayes, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot #27 on the Map of John Nelson's Addition to Nashville, of Record in Plat Book 421, Page 14, Register's Office for Davidson County, Nashville, Tennessee, to which Plan reference is made for a more complete description.

BEING the same property conveyed to Resource², Inc. by deed from James D. Byrum, unmarried, of record in Book 9554, Page 986, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such easements and setback lines of record in Plat Book 421, Page 14, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee.

This is improved property known as 1245 2nd Ave. South, Nashville, Tennessee

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said Keelam Hayes, his (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 said real estate to the said Grantees his (successors), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 March, 1996, the corporate party, if any, having caused its name to be signed hereto by its duty authorized officers on said day and date.

Resource^2, Inc.

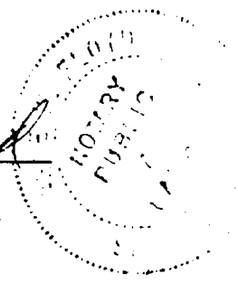
by: Amy Christison, PRES
Amy Christison, President

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 Amy Christison, the bargainor, with whom I am personally acquainted, (or proved to me upon the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be President of Resource ^{2}, Inc., the within named bargainor, a corporation, and she, as such officer, executed the within instrument for the purpose therein contained, by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 1996.

Notary Public (Seal)



My Commission expires:

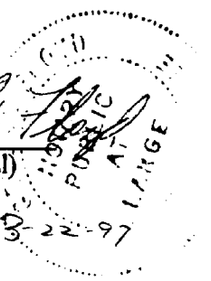
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $26,900.

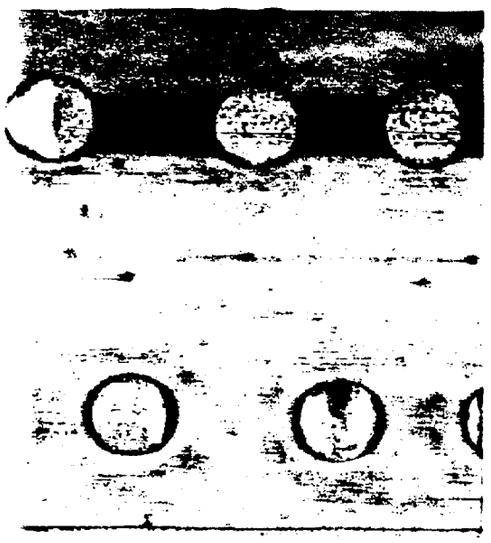
Amy Christison
AFFIANT

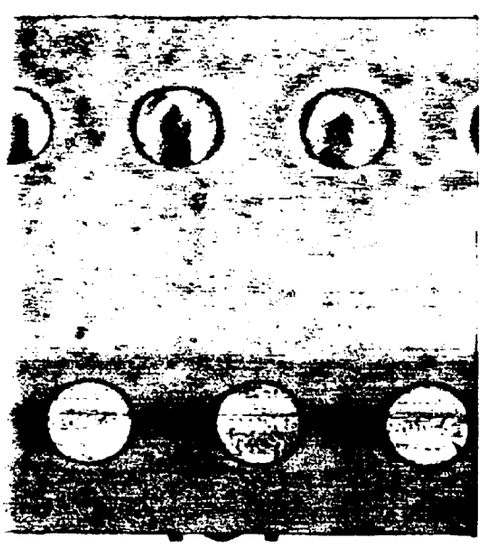
Subscribed and sworn to before me, this the 25th day of March, 1996.

Notary Public (Seal)



My Commission expires: 3-22-97





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

RECEIVED OF _____

FOR _____

BOOK 10021 PG 155

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

CHG	26900.00
CO TX	99.53
PRFEE	1.00
MISC	8.00
TOTAL	108.53
CHECK	108.53

04/19/96 01 12:37 0001 2448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173167
IDENTIF. # REFERENCE

96 APR 19 PM 12:34

REGISTER
DAVIDSON COUNTY, TN.

No. 1030385