This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Terry E. Wilkes and Janet H. Wilkes 2405 Dickerson Road P.O. Box 78098 Nashville, TN 37207	Same	Map 71-3 Parcel 149 12 DZ-00095

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Gary D. Hays ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Terry E. Wilkes and wife, Janet H. Wilkes ("Grantees"), their heirs, representatives and assigns, a parcel of land located in Nashville, Davidson County, Tennessee (the "Property") being further described as follows:

> Land in Davidson County, Tennessee, being parts of Lot Nos. 142, 143, and 144, on J. B. Haynies Oriental Subdivision, of record in Book 161, Pages 26 and 27, and being described according to a survey made by Donald R. Carver, Surveyor, dated March 3, 1985, and described as follows:
>
> Beginning at an iron pin (by others) in the easterly line of Dickerson Road as now built in a curve, with a radius of 3779.72 feet, said point being 106.71 feet northerly from the north line of Queen Street; thence along said right-of-way with a radius of 3779.92 feet for 90.00 feet to an iron pin; thence leaving Dickerson Road N 87° 02′ E for 147.26 feet to an iron pin; thence along the westerly line of a 10-foot alley S 33° 14′ W for 90.00 feet to an iron pin in a fence; thence S 87° 00′ W for 142.86 feet to the point of beginning.
>
> Being the same property conveyed to Gary D. Hays by deed of record in Book 7467, Page 499, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, representatives and assigns, forever.

This is improved property known as 2401 Dickerson Road, Nashville, Tennessee 37207.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Real property taxes for the year 1996, a lien but not yet due and payable.

(2) Unrecorded lease by and between the Grantor and Ron Dixon which expires on May 25, 1996.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

Katherine U. Hays, wife of Gary D. Hays, joins in this conveyance for the purpose of conveying any interest which she may have in the Property.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 6 day of May, 1996.

Gary D. Hays

Katherine U. Hays by Gary D. Hays, Attorney-in-fact

Katherine U. Hays, by: Gary D. Hays, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, **Gary D. Hays**, the within named bargainor, 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, at office, this 6 day of May, 1996.

Notary Public

My Commission Expires: 11-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, **Gary D. Hays**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument on behalf of Katherine U. Hays, as Attorney-in-fact, as the free act and deed of the said Principal.

WITNESS my hand, at office, this 6 day of May, 1996.

Notary Public

My Commission Expires: 11-22-97

96 MAY -6 PM 1:30
FILED & RECORDED
PAMELA Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10041 PG 430

The actual consideration or value, whichever is greater, for this transfer is $85,500.00.

Grant W. Wilkes
Affiant

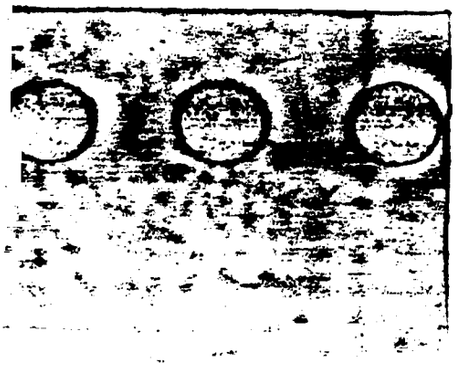
Sworn to and subscribed before me this 6th day of May, 1996.

Paula K. Van Slyke
Notary Public

My Commission Expires: 11-22-97

3559 05/09 1201 03CHECK 329.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10041 PG 431

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 85500.00
				CON TX 316.35
				PRFEE 1.00
				WDEED 12.00
				TOTAL 329.35
				CHECK 329.35
			05/06/96 01	13:35 0001 8569

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0178992 IDENTIF. ← REFERENCE

96 MAY -6 PM 1:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1036587