File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

BOOK 10068 PG 385

ADDRESS NEW OWNER:
Charles E. Haynes and Carol B. Haynes
3916 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILL:
To Owner
P.O. Box 681854
Franklin, TN 37068

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 73-10
GROUP
PARCEL 262

WARRANTY DEED

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, we, **K. W. Dye and wife, Frances G. Dye**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles E. Haynes and wife, Carol B. Haynes**, 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. 20 on the Map of B. E. Woodard's Subdivision of a part of the W. J. Tune Land, as of record in Book 974, pages 94 and 95, Register's Office for said County.
>
> Said Lot No. 20 fronts 100 feet on the easterly side of Moss Rose Drive, and runs back 408 feet on the northerly line and 411 feet on the southerly line to the low water mark of the Cumberland River.
>
> BEING the same property conveyed to K. W. Dye and wife, Gladys R. Dye, by deed from John B. Coffey and wife, Kathryn S. Coffey, as of record in Book 4048, page 461, Register's Office for Davidson County, Tennessee. The said Gladys R. Dye having since died, the property vested in K. W. Dye as a matter of law.
>
> Frances G. Dye joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to K. W. Dye.
>
> The legal description used in this conveyance is the same as in the previous transfer.

This is improved property known as 3916 Moss Rose Drive, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Charles E. Haynes and wife, Carol B. Haynes, their heirs and assigns, forever; and we, K. W. Dye and wife, Frances G. Dye, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of May, 1996. BOOK 10068 PG 386

K. W. Dye

Frances G. Dye

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **K. W. Dye and wife, Frances G. Dye**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

Carol B. Haynes
AFFIANT

Subscribed and sworn to before me this 30th day of May, 1996.

NOTARY PUBLIC

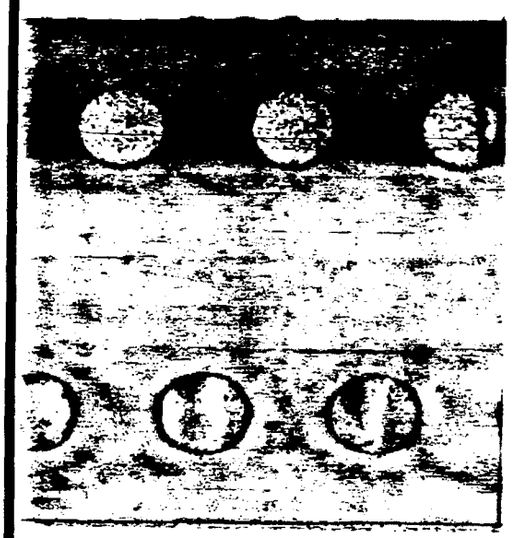
My Commission Expires: JUNE 19, 1999

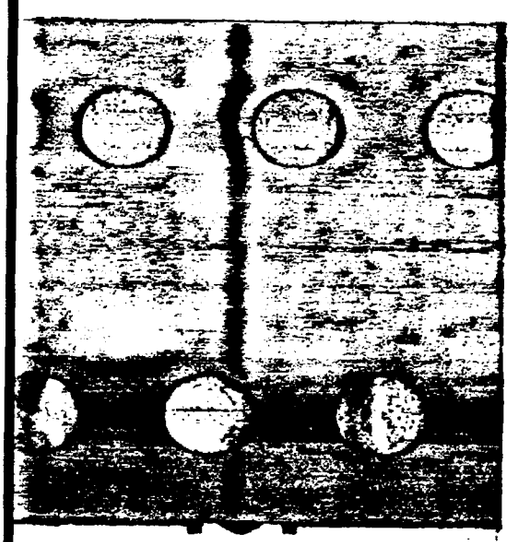
7708 05/31 0101 03CHECK 490.00

96 MAY 31 PM 12:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0187387





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 387

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	130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	490.00
			CHECK	490.00
05/31/96	01		12:58 0001	7708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187387
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 12:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045604