Box 2

BOOK 10204 PG 18

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Viars	SunTrust Bank, Nashville, N.A.	103-14-69.00
(NAME)	(NAME)	
233 West Hillwood Drive	201 4th Avenue North	08DZ-47815
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(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, Patrick R. Hastings and wife, Jean J. Hastings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Viars, unmarried

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, TN, BEING Lot No. 11 of Block "E" on the Plan of Hillwood Estates, Blocks "A", "B", "C", "D" and "E", of record in Book 1835, page 59 and 60, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patrick R. Hastings and wife, Jean J. Hastings, by deed from Phillip Jonckheer and wife Jane M. Jonckheer, of record in Book 8442, Page 146, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 1835, page 59 and 60; restrictions of record in Book 1877, page 505; all of record in the Register's Office for Davidson County, Tennessee.

96 SEP 26 AM 11:20
REGISTER
DAVIDSON COUNTY, TN.

0229599
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 233 West Hillwood Drive, Nashville, TN 37205
(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 hands this 24th day of September 19 96

Patrick R. Hastings

Jean J. Hastings

BOOK 10204 PG 19

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 Patrick R. Hastings and wife, Jean J. Hastings

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 24th day of September, 19 96.

Commission expires Sept. 18, 1998

Notary Public

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1998

WARRANTY DEED

FROM

Patrick R. Hastings and wife,
Jean J. Hastings

TO

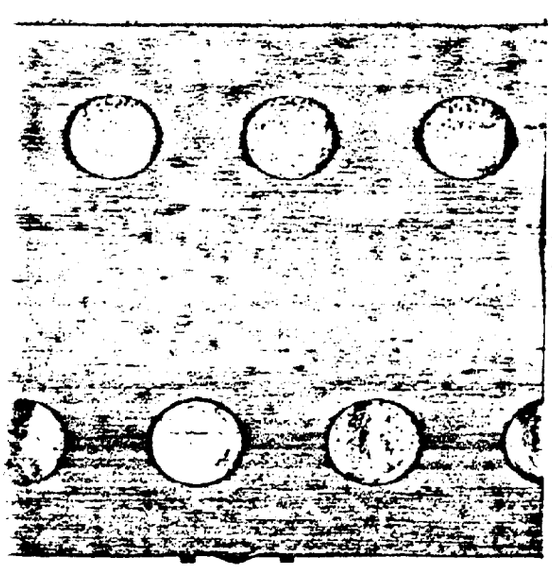
Michael L. Viars

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

3107 09/26 0101 03CHECK
1304.00





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

RECEIVED OF _____

FOR _____

BOOK 10204 PG 20

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
				350000.00
				CON TX 1295.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1304.00
				CHECK 1304.00
			09/26/96 01	11:22 0001 3107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0229599 IDENTIF. ↑ REFERENCE

96 SEP 26 AM 11:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1035505