ADDRESS NEW OWNER: Mail

Donald Hayes et ux.
4369 Enchanted Circle
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

BOOK 10236 PG 223

MAP: 58-14; *PARCEL:* 71; *TRACT:* 139-A

WARRANTY DEED

For and in consideration of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledged, **ENCHANTED HILLS, INC.**, herein the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto the said **DONALD HAYES and wife, PERNATTA S. HAYES**, the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:
>
> Beginning at an existing concrete monument at the common rear corner of Lots 139 and 140 Enchanted Hills, Section 3, as of record in Book 3842, page 90, R.O.D.C., Tennessee; thence,
>
> 1. With the westerly line of Lot 139, S2 degrees, 18'W, passing an existing concrete monument at 124.21 feet, a total of 125.02 feet to an iron pin set; thence,
>
> 2. N86 degrees, 46'W, 60.00 feet to an iron pin set in the center of Parcel 71; thence,
>
> 3. With the center of Parcel 71, N2 degrees 18'E, 125.02 feet to an iron pin set; thence,
>
> 4. S86 degrees, 46'E, 60.00 feet to the point of beginning and containing 7,501 square feet.
>
> Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.

This is part of the improved property known as 4369 Enchanted Circle, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise

herein set out. And GRANTOR further covenants and binds itself and its 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.

WHENEVER 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 my hand this 27 day of June, 1996.

SELLER: **ENCHANTED HILLS, INC.**

By Marshall H Ragan

Title President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall H. Ragan, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of ENCHANTED HILLS, INC., the within named bargainor, a corporation, and that Marshall H. Ragan, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Marshall H. Ragan, as such President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 27 day of June, 1996.

Barbie M. Daniel

NOTARY PUBLIC

BARBIE M. DANIEL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: 5-23-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $736.08.

AFFIANT

SWORN to and subscribed before me, this 27th day of June, 1996.

NOTARY PUBLIC

My commission expires: 3/25/00

THIS INSTRUMENT PREPARED BY:

Julian W. Blackshear, Jr.
Attorney at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37218

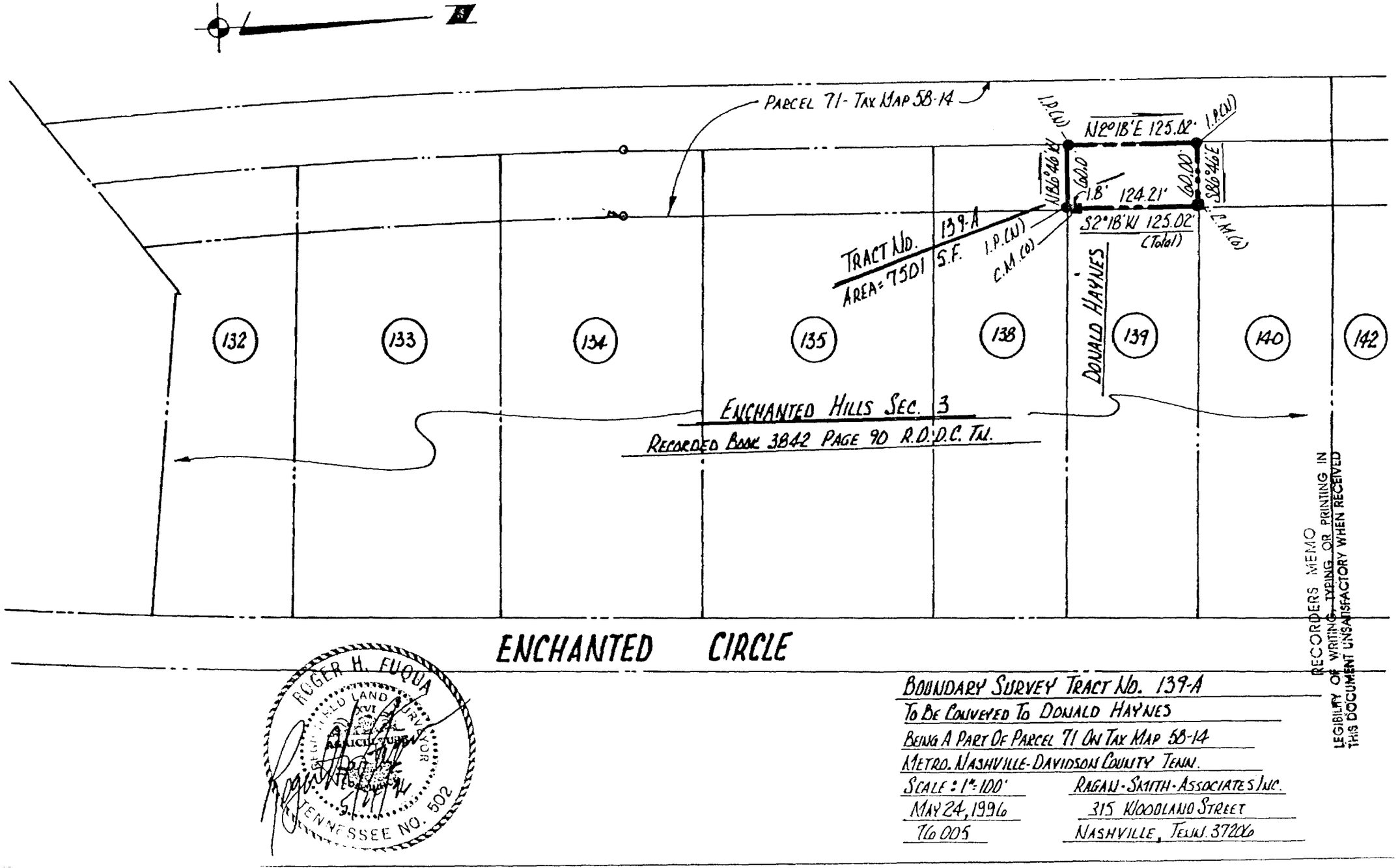
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0239626
IDENTIF. & REFERENCE

96 OCT 24 PM 1:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3812 10/24 0101 03CHECK 19.73

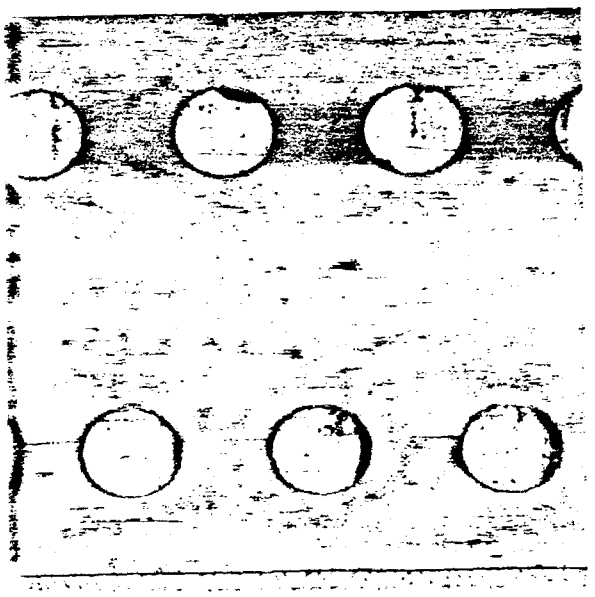
BOOK 10236 PG 226



BOUNDARY SURVEY TRACT NO. 139-A
TO BE CONVEYED TO DONALD HAYNES
BEING A PART OF PARCEL 71 ON TAX MAP 58-14
METRO. NASHVILLE-DAVIDSON COUNTY TENN.
SCALE: 1"=100'
MAY 24, 1996
76 005

RAGAN-SMITH-ASSOCIATES INC.
315 WOODLAND STREET
NASHVILLE, TENN. 37206

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

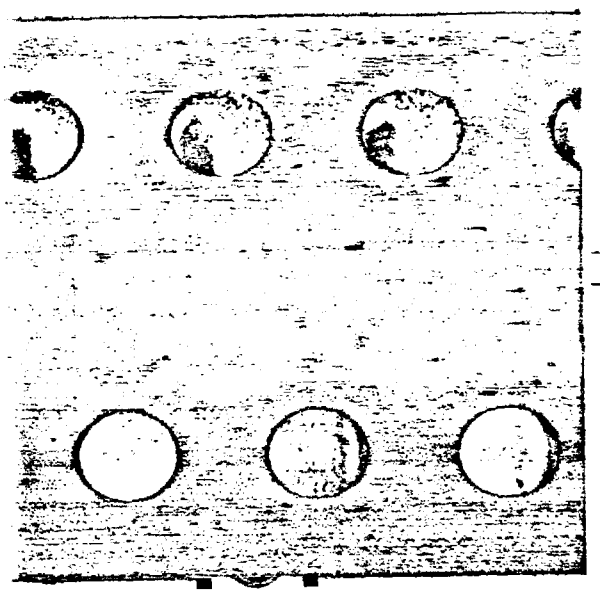
RECEIVED OF _____

FOR _____

BOOK 10236 PG 227

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



DAMT	736.08
CON TX	2.73
PRFEE	1.00
WDEED	16.00
TOTAL	19.73
CHECK	19.73

10/24/96 01 13:51 0001 3812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02239626
IDENTIF. # REFERENCE

96 OCT 24 PM 1:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

Nº 1080788

No [redacted]