File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10249 PG 973

#14259

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GARTH F. FAILS (NAME)	NEW OWNER (NAME)	130-13
206 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	73
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM8114

FOR AND IN 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, JEFFERY N. HAYNES AND WIFE, LUCY DAVIS HAYNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARTH F. FAILS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the southerly 125 feet of the westerly 150 feet of Lot No. 152 on the Plan of Royal Oaks Land Co's Subdivision of The Baker Tract, as of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 152 fronts 125 feet on the easterly margin of Royal Oaks Place and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jeffery N. Haynes and wife, Lucy Davis Haynes by deed from Kip Reed Caffey and wife, Jan W. Caffey of record in Book 9218, page 407, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; and (2) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

024650
IDENTIFICATION REFERENCE

96 NOV -5 AM 10:01
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 636 Royal Oaks Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of October, 19 96.

JEFFERY N. HAYNES

LUCY DAVIS HAYNES

BOOK 10243 PG 974

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY N. HAYNES AND WIFE, LUCY DAVIS HAYNES with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of October, 19 96.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 96.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

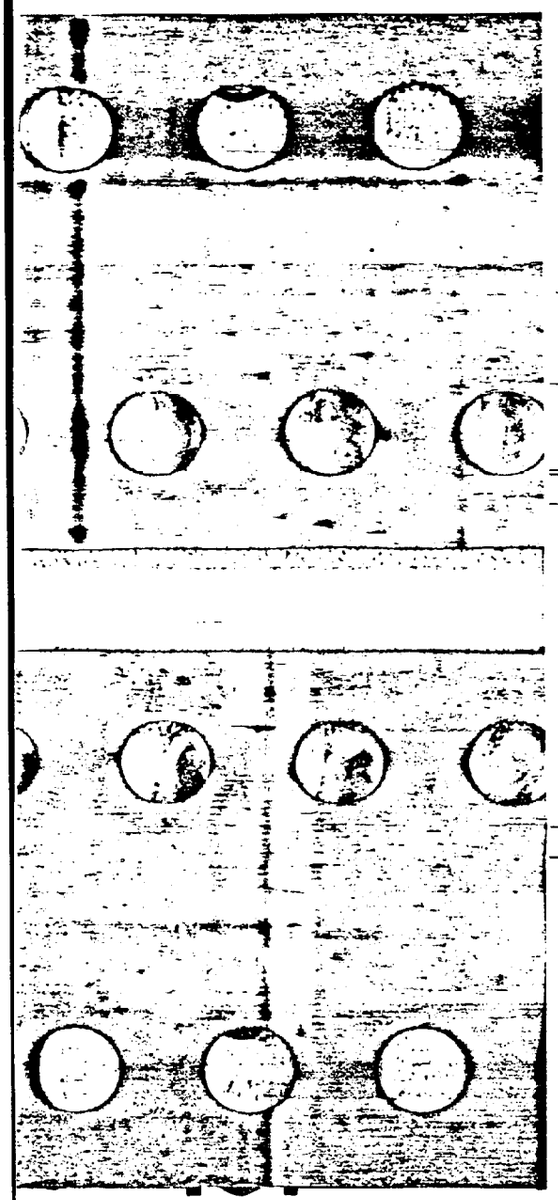
WARRANTY DEED

FROM JEFFERY N. HAYNES AND WIFE, LUCY DAVIS HAYNES

TO GARTH F. FAILS

9448 11/05 0101 03CHECK 1248.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10243 PG 975

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	335000.00
			CON TX	1239.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1248.50
			CHECK	1248.50
11/05/96	01	10:03	0001	8144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243650
IDENTIF. ↑ REFERENCE

95 NOV -5 AM 10:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1085071