BOX 15

WARRANTY DEED

BOOK 10455 PG 764

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Hayes (NAME)	First Union Mortgage Corporation (NAME)	MAP 83-5 #276
1200 Eastland Avenue (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Virgil Elmer Cartwright, Jr. and wife, Elise Cartwright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Hayes, 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, Tennessee, being Lot No. 12 and the westerly 20 feet of Lot No. 13, Block "A" on the Map of F. O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County.

Said Lot No. 12 and part of Lot No. 13 front together 70 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike, and run back between parallel lines, and with the easterly margin of North 12th Street, 170 feet to an alley.

Being the same property conveyed to Lily J. Clemons by deed from Nancy Lindsey, et al, of record in Book 5152, page 303, Register's Office for Davidson County, Tennessee. The said Lily J. Clemons having since died and devised said property to Mary Clemons by Will of record in Book 8164, page 54, said Register's Office. The said Mary Clemons having since died and by her Will of record in Book 8164, page 59, said Register's Office, devised said property to Virgil Elmer Cartwright, Jr. and wife, Elise Cartwright.

This conveyance is subject to any and all existing restrictions and easements of record.

1539 05/15 0101 03CHEQ 541.60

unimproved ( )
This is improved (X) property, known as 1200 Eastland Avenue, Nashville, TN 37206
(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 hand s this 14th day of May 19 97

Virgil Elmer Cartwright, Jr.

Elise Cartwright

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10455 PG 765

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil Elmer Cartwright, Jr. and wife, Elise Cartwright

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 Nashville, Tennessee, this 14th day of May 19 97.

Commission expires March 25, 2000

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

IDENTIFICATION REFERENCE

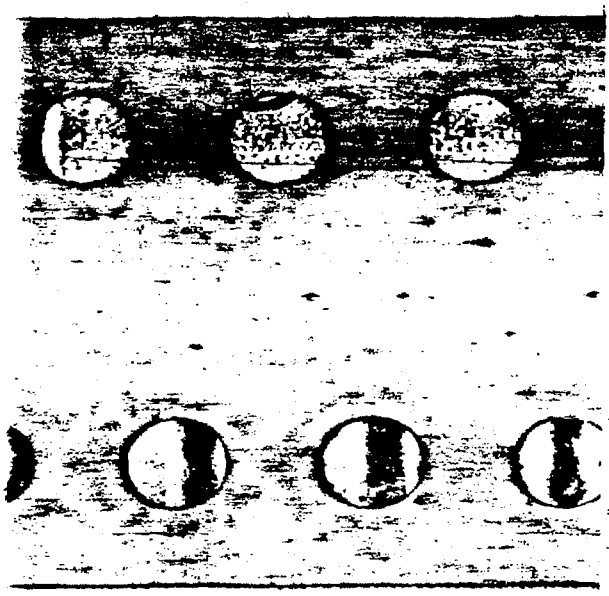
97 MAY 15 PM 3:53

DAVIDSON COUNTY, TN.

03053177

Warranty Deed from Virgil Elmer Cartwright, Jr. and wife, Elise Cartwright, to Robert W. Hayes.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

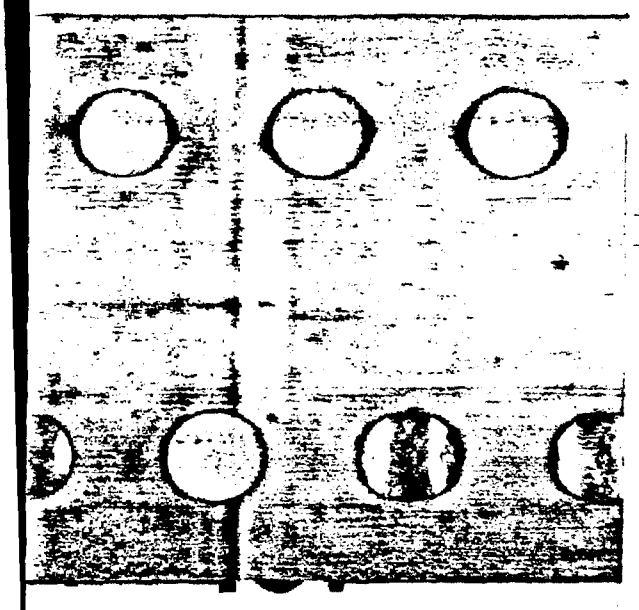
FOR _____

BOOK 10455 PG 766

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

CAHT
144000.00
CON TX 532.80
PRFEE 1.00
WDEED 8.00
TOTAL 541.80
CHECK 541.80
05/15/97 01 16:01 0001 1539



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03053777
IDENTIF. # REFERENCE

97 MAY 15 PM 3:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1151557