WARRANTY DEED

BOOK 10578 PG 176

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Mark F. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

mail

**THIS INSTRUMENT WAS PREPARED BY**

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark F. Hayes (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 033-12-0 |
| 124 Marita Avenue (ADDRESS) | P.O. Box 35140 (ADDRESS) | PARCEL 48 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Louisville, Ky 40232 (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, Roger D. Denton and wife, Mary Evelyn Denton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark F. Hayes and Janie M. Jordan, both unmarried, as joint tenants with right of survivorship

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. 154 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 48-51, Register's Office for Davidson County, Tennessee.

Said Lot No. 154 fronts 75 feet on the easterly side of Marita Avenue (House No. 124) and runs back 228.8 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear on which it measures 80.9 feet thereon.

Being the same property conveyed to Roger D. Denton by deed from Lorraine M. Key of record in Book 7502, page 770, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3370, page 121 amended in Book 3375, page 249 said Register's Office.

03401 90
IDENTIF. & REFERENCE

97 AUG 22 AM 9:1 REGISTER
FELIX Z. DAVIDSON COUNTY, TN

9695 08/22 0101 03CHECK 354.95

unimproved ( )
This is improved ( X ) property, known as 124 Marita Avenue, Goodlettsville, TN 37072
(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 28th day of February 19 97

Roger D. Denton

Roger D. Denton

Mary Evelyn Denton

Mary Evelyn Denton

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 Roger D. Denton and wife, Mary Evelyn Denton

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 Goodlettsville, Tennessee, this 28th day of February, 19 97.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires SEPT 23, 2000

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 _____

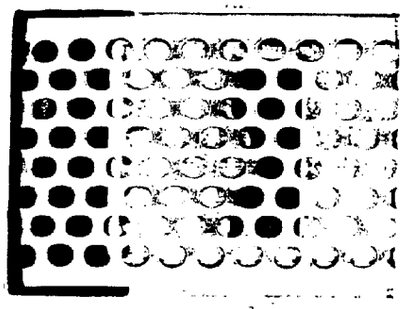
_____
Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10578 PG 178

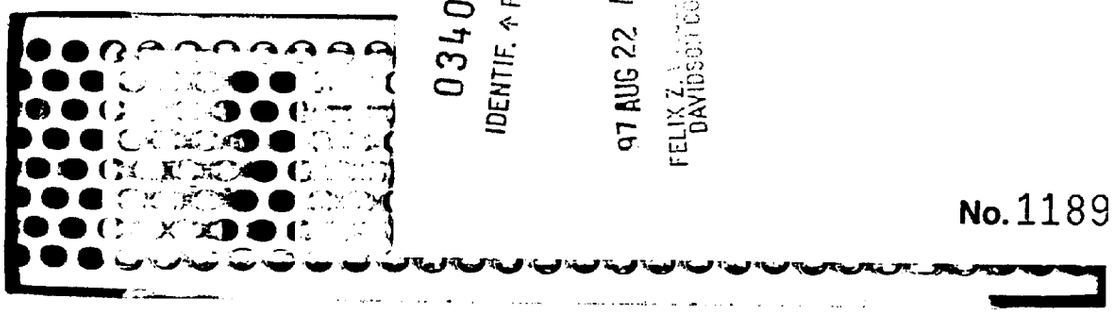
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CHRT 93500.00
CON TX 345.95
PRFEE 1.00
MORTG 8.00
TOTAL 354.95
CHECK 354.95

08/22/97 01 09:21 0001 9695

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



03401 90
IDENTIF. & REFERENCE

97 AUG 22 AM 9:12

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

No. 1189223