BOX #19B

WARRANTY DEED

G#97-8-41K

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Bob D. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 97

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10579 PG 105

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOB D. WALKER (NAME)	"NEW OWNER" (NAME)	MAP 118-13
1026 Caldwell Lane (ADDRESS)	(ADDRESS)	PARCEL 251
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #16DA-40182

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, KAREE H. HAYS AND HUSBAND, JOHN W. HAYS, AND DON R. HAYS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND BRENDA S. HAYS, HIS WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOB D. WALKER, 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. 4-B on the Plan of the Resubdivision Part of Lots 38 and 39, of O. F. Noel's Plan of Lots called "Noelton", as of record in Book 5800, Page 378, and amended in Zone Lot Division of Lots 1, 2 and 4, Resubdivision of Part of Lots 38 and 39, of O. F. Noel's Plan of Lots called "Noelton", of record in Book 6250, Page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Karee H. Hays and husband, John W. Hays, and Don R. Hays, as joint tenants with the right of survivorship, by Deed from Julie H. Moscheo and Gayle M. Hood, of record in Book 9672, Page 531, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in (Plat) Book 6250, Page 151, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

BRENDA S. HAYS, spouse of the above named DON R. HAYS, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1026 Caldwell Lane, Nashville, TN 37204
(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 15th day of August 1997

KAREE H. HAYS

JOHN W. HAYS

DON R. HAYS
By: JOHN W. HAYS, ATTORNEY-IN-FACT

BRENDA S. HAYS
By: JOHN W. HAYS, ATTORNEY-IN-FACT

DCTN01WC

BOOK 10579 PG 106

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 KAREE H. HAYS AND HUSBAND, JOHN W. HAYS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and he acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 1997

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of August, 1997, before me personally appeared JOHN W. HAYS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of DON R. HAYS AND WIFE, BRENDA S. HAYS, and acknowledged that he executed the same as the free act and deed of the said DON R. HAYS AND WIFE, BRENDA S. HAYS.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 24, 1999

03404 78

IDENTIFICATION REFERENCE

97 AUG 22 PM 2:07

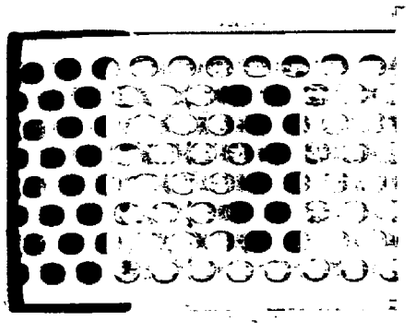
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Don R. Hays and wife, Brenda S. Hays, pursuant to a Power of Attorney executed by them on the 15TH day of August 1997, and being filed for record simultaneously herewith.

0006 08/22 0101 03CHECK 505-10



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

RECEIVED OF _____

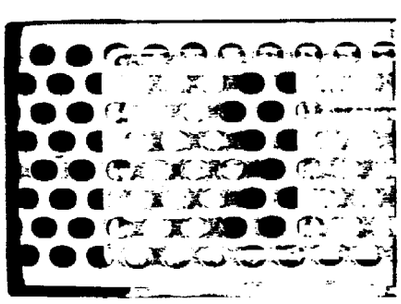
FOR _____

BOOK 10579 PG 108

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	133000.00
			CON TX	492.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	505.10
			CHECK	505.10
08/22/97	01	14:06	0001	0006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034078
IDENTIFICATION REFERENCE

97 AUG 22 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1189531