WARRANTY DEED

BOOK 10582 PG 161

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,112,500.00
Beverly A Feagin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 97

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES: October 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Feagin (NAME)	New Owner (NAME)	145-11-40
159 Charleston Park (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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, Annie Lewis J. Garda and husband, Robert A. Garda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly A. Feagin and husband, Robert L. Hayes

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 on the Plan of Resubdivision of Lots 4 and 5 of the Resubdivision of Lots 27 and 28 of the Inns of Granny White and Crecraft Property, of record in Book 6900, Page 531, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Annie Lewis J. Garda by deed from Thomas W. Schlater and wife, Jane V. Schlater, of recrd in Book 9546, Page 476, Register's Office for said County.

Subject to restrictions of record in Book 1081, Page 643, Book 1361, Page 247, Book 2280, Page 445, Book 4025, Page 341, Book 6566, Page 473, Book 6799, Page 383, Book 8595, Page 423; Easement in Book 6900, Page 531; Deeds in Book 7026, Page 890, Book 7026, Page 934, Book 7240, Page 539; Easement in Book 5697, Page 563, and all matters shown on the Plan of Record.

97 AUG 26 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0341478

unimproved ( )
This is improved (X) property, known as 1154 Travelers Ridge,
(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 25th day of August 19 97

X Annie Lewis J. Garda by Susan G. Brown, Atty in Fact
Annie Lewis J. Garda
By: Susan G. Brown, Attorney-in-Fact

X Robert A. Garda, by Susan G. Brown, atty-in-fact
Robert A. Garda
By: Susan G. Brown, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Susan G. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Annie Lewis J. Garda and husband, Robert A. Garda and is authorized by them to execute this instrument on their behalf.

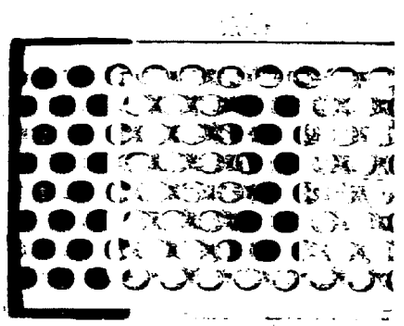
Witness my hand, at office, this 25th day of August, 1997.

Michael T. Bates, Notary Public

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My commission expires: 10/26/98

1077 08/26 0101 03CHECK 4125-25



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

RECEIVED OF _____

FOR _____

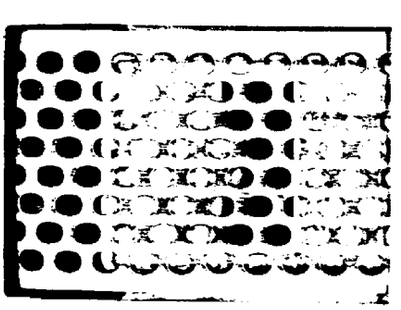
BOOK 10582 PG 163

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
1112500.00
CON TX 4116.25
PRFEE 1.00
WDEED 8.00
TOTAL 4125.25
CHECK 4125.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/26/97 01 15:18 0001 1077



0341478
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190595