Prepared by and
After Recording Return to:
Title Enterprises, LLC
214 Centerview Drive, Suite 247
Brentwood, TN 37027
B97-5007

BOOK 10643 PG 39

-------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION-------

WARRANTY DEED

FOR AND IN CONSIDERATION OF sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **James Bryan Lewis** (hereinafter referred to as "Grantor (s)") has this day bargained and sold and do hereby transfer and convey unto **Thomas Hayes**, (hereinafter referred to as "Grantee(s)"), their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" FOR PROPERTY DESCRIPTION

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully sized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person(s), whomsoever.

Witness our hands this 20th day of August, 1997.

James Bryan Lewis

97 OCT 13 AM 9:38
REGISTER
DAVIDSON COUNTY, TN.

0358198
RECORDED & REFERENCE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Bryan Lewis, unmarried the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal this 20th day of August, 1997.

Notary Public

My Commission Expires: 12-16-97

900 10/13 09:31 03CHECK 488.47

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $128,500.00 which amount is equal to or greater than the amount of the property would command at a fair and voluntary sale.

Rosalinda Fulford
Affiant

Subscribed and sworn to before me this 20th day of August, 1997.

Notary Public

My Commission Expires: 12-16-97

MAP AND PARCEL NUMBERS: Map 116, Group 03, Parcel 039.00

ADDRESS OF NEW OWNER:

Thomas Hayes
4505 Harding Road, Unit 34E
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

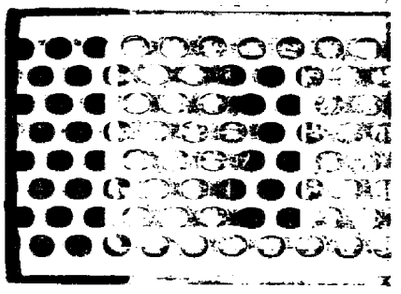
EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND in Davidson County, State of Tennessee, described as follows, to-wit:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-laws dated the 22nd day of May, 1973 and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office; and said premises being more particularly described as follows:

Units Labeled 33E and 34E of said Royal Oaks Tower as shown on the plan recorded in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, expecting and reserving any portion of the common elements lying within said Units appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 1.45384% and 1.44394%, interests respectively appurtenant to the units in all common elements of said project as described in said Declaration.

Being the same property conveyed to James Bryan Lewis, unmarried by Warranty Deed dated September 12, 1994 and recorded September 20, 1994 in Book 9469, page 396, in the Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10643 PG 42

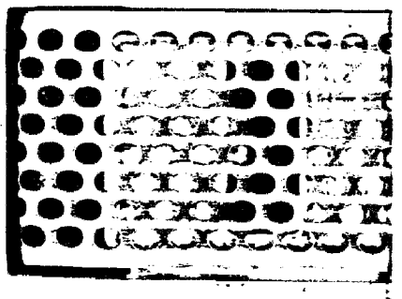
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	128500.00
CON TX	475.45
PRFEE	1.00
WDEED	12.00
TOTAL	488.45
CHECK	488.45

10/13/97 01 09:35 0001 9002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358198
IDENTIF. # REFERENCE

97 OCT 13 AM 9:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1208319