BOOK 10749 PG 571

Box 44

THIS INSTRUMENT PREPARED BY: **Linda W. Knight** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $185,000.00 **AFFIANT** Subscribed and sworn to before me, this 6th day of January 1998. Notary Public My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires NOV. 27, 199

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Gregory P. Hayden and Nancy Hayden 2920 22nd Ave. South Nashville, TN 37215	SAME	92-16-132 10W 07310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRAND PROPERTIES, a limited partnership with Clyde Leslie Brown as General Partner,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GREGORY P. HAYDEN AND WIFE, NANCY HAYDEN** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 146 on the Plan of Boyd Home Tract of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the easterly margin of Lyle Avenue at the southeast corner of Lot No. 15 on the Plan of J. H. Williams Resubdivision, of record in Book 57, page 154, Register's Office for said County; thence easterly along the south line of said lot 118 feet to the west margin of an alley; thence along the alley southerly 42 feet; thence westerly 118 feet to the east margin of Lyle Avenue; thence northerly with said Avenue, 42 feet to the beginning.

Being a part of the property conveyed to Grand Properties, a limited partnership with Clyde Leslie Brown as General Partner, by deed from Clyde Leslie Brown, being one and the same as Clyde L. Brown, a single person, William F. Fennessey and LaVerne Brown Fennessey,

being on and the same as LaVerne B. Fennessey and LaVerne B. Brown Fennessey, of record in Book 4538, page 719, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for a 102 inch sewer across the front of the subject property.

This is improved property known as 112 Lyle Avenue, Nashville, Tennessee 37203

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person 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 hands this 6th day of January, 1998.

GRAND PROPERTIES , a limited partnership

By: _____
Clyde Leslie Brown, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLYDE LESLIE BROWN** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of January, 1998.

_____
Notary Public

My Commission Expires NOV. 27, 1999

My Commission Expires: _____

JOE DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

9379 01/07 0101 03CHECK 693.5

98 JAN -7 AM 11:05

REGISTER

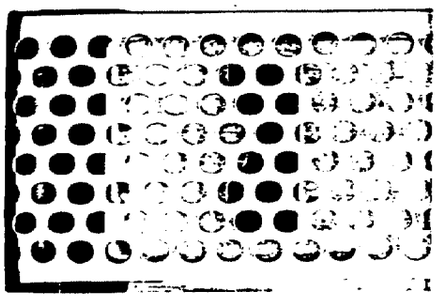
IDENTIF. & REFERENCE

0387704

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10749 PG 573

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

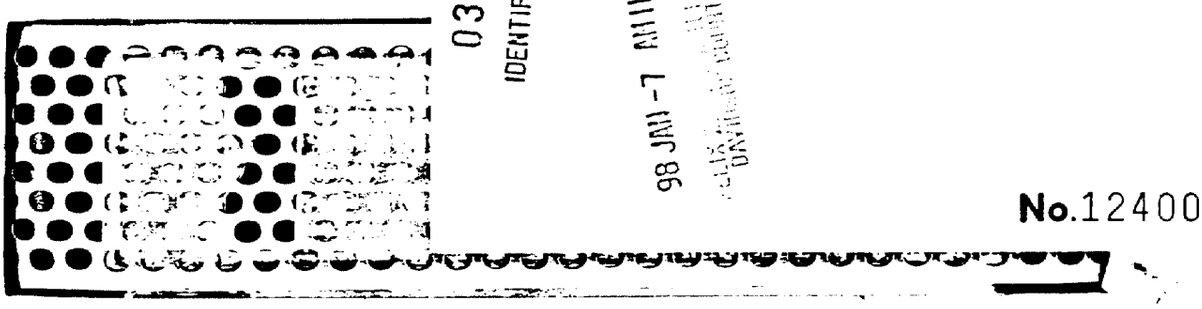
CAMT
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
CHECK 693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/07/98 00 11:00 0001 9379

0387704
IDENTIF. ↑ REFERENCE

98 JAN -7 AM 11:05

REGISTER
DAVIDSON COUNTY, TN.



No. 1240053