Mail BOOK 10792 PG 306

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mary A. Greene, et al 2108 Cliff Drive Nashville, TN 37218	Same as New Owner	Map 70-13 Parcels 113 & 114 Field Book 13DA 13735 Field Book 13DA 13730

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES W. HAGEY, individually and as Executor of the Estate of James Kendrick Head, deceased, and wife, BETTY HAGEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MARY A. GREENE and KRISTEN M. GREENE, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 13th, formerly the 23rd, Civil District of Davison County, Tennessee, and described as follows:

TRACT NO. 1: Beginning at a point in the southeasterly margin of Cliff Drive, 75 feet southwest from the southwest corner of the property that was conveyed to May Wall St. Charles, by deed from W. Frank Hagey of record in Book 1586, page 501, Register's Office for Davidson County, TN; thence with Cliff Drive, southwesterly 75 feet to a point; thence southeasterly 275 feet to the low water mark of the Cumberland River; thence along the low water mark of said Cumberland River, northerly 75 feet, more or less, to a point; thence northwesterly parallel to the southerly line of May Wall St. Charles Lot, above mentioned, and 75 feet, more or less, southwest of the same, 275 feet, more or less, to the point of beginning.

TRACT NO. 2: Beginning at a point in the southeasterly margin of Cliff Drive, 150 feet southwest from the southwest corner of the property conveyed to May Wall St. Charles by deed from W. Frank Hagey, of record in Book 1586, page 501, said Register's Office; thence, with the margin of Cliff Drive, southwesterly 50 feet to a point in the north corner of the land that was conveyed by Thomas E. Scardina and wife, by deed to James Kendrick Head and wife, as of record in Book 1977, page 382, said Register's Office; thence along their northeasterly line, southeasterly 285 feet, more or less, to the low water mark of the Cumberland River; thence, along the low water mark of said Cumberland River, northerly 50 feet, more or less, to a point; thence northwesterly 275 feet, more or less, to the point of beginning.

BEING the same property conveyed to James Kendrick Head and wife, Sadie Elizabeth Head, by deed from Lynwood Ferriss Neeley and wife, Catherine M. Neeley, of record in Book 3309, page 380, Register's Office for Davidson County, Tennessee. And, the said James Kendrick Head died, testate, on May 2, 1997, predeceased by his wife, Sadie Elizabeth Head, who died on January 21, 1996. Under the terms and provisions of the Last Will and Testament of James Kendrick Head, deceased, of record in Will Book 213, page 264, Probate Court for Davidson County, Tennessee, No. 97P723, the said property is now vested in James W. Hagey and wife, Betty Hagey, in fee simple.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2108 Cliff Drive, Nashville, TN 37218.

JAMES W. HAGEY, Executor of the Estate of James Kendrick Head, joins in this conveyance to confirm that all debts and obligations, including taxes, owing by the Estate of James Kendrick Head have been fully paid and satisfied or will be paid and satisfied from funds within the said Estate and that there are sufficient funds within the Estate for such payments.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to easement for flowage to the United States of America of record in Book 2156, page 405, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 10th day of February, 1998.

"GRANTORS"

James W. Hagey
JAMES W. HAGEY, individually and as Executor of the Estate of James Kendrick Head

Betty Hagey
BETTY HAGEY

"GRANTEES"

Mary A. Greene
MARY A. GREENE

Kristen M. Greene
KRISTEN M. GREENE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

2728 02/12 0101 03CHECK 136.65

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. HAGEY and wife, BETTY HAGEY, and MARY A. GREENE and , KRISTEN M. GREENE, 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, at office, this the 10th day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $34,500.00.

Mary A. Greene
Affiant

Sworn to and subscribed before me, this the 10th day of February, 1998.

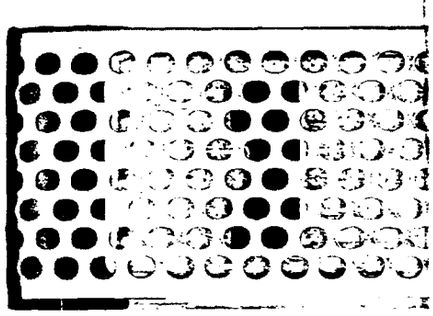
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

IDENTIFICATION REFERENCE 140009

98 FEB 12 AM 9:24

FILED FOR REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 10792 PG 308

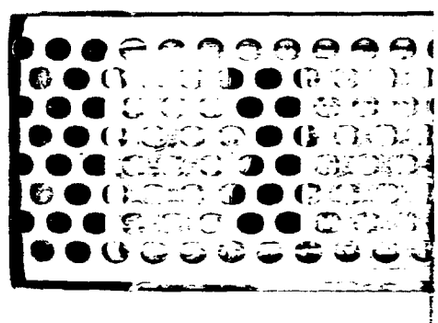
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34500.00
CON TX 127.65
PRFEE 1.00
WDEED 8.00
TOTAL 136.65
CHECK 136.65

02/12/98 01 09:24 0001 2728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0400091
IDENTIFICATION REFERENCE

98 FEB 12 AM 9:24

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

No. 1253251