30N 11A
SLC

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 10807 PG 720

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JMS, LLC % Scott Turner Ajax Turner 1045 Visco Drive Nashville, Tennessee 37210	Same	117-6-38

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, BARNITA D. HAYES, an unmarried widow, as to her 50% undivided interest, and MARIE ROYCE SARNESKI, MARYETTA EVANS HACSKAYLO, LULA TURNER MCCOY, WAYLAND JACKSON HAYES, III and ROCHE DEL MOSER, as Co-Trustees of the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., as to their 50% undivided interest, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary (collectively, the "Grantors"), have bargained and sold, and by these presents transfer and convey unto JMS, LLC, a Tennessee limited liability company and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 250 feet of Lot No. 8 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ___, 1910, as follows:

Beginning in the center of Golf Club Road at a point 1250 feet west of the center line of 23rd Avenue South, said point being the northwest corner of the property conveyed to Robert L. Middleton and wife, by deed from Irma Lucile Freeland and husband of record in Book 1163, page 433, Register's Office for said County; thence with the center of said road westwardly 250 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots southwardly 370.7 feet to the common corner of Lots Nos. 8, 9, 11 and 12 ; thence with the line between Lots Nos. 8 and 12 eastwardly 250 feet to the southwest corner of said Middleton property; thence with the westerly line of same northwardly 370 feet, more or less, to the beginning.

Being the same property conveyed to Marie Royce Sarneski, Maryetta Evans Hacskaylo, Lula Turner McCoy, Wayland Jackson Hayes, III and Roche Del Moser, Co-Trustees of the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., as to 50% undivided interest, by Deed of Record in Book 9236, page 370, Register's Office for Davidson County, Tennessee and conveyed to Barnita D. Hayes, as to 50% undivided interest, by Deed of Record in Book 8305, page 181, said Register's Office.

The source of this description is the prior deed.

Said property is conveyed subject only to 1998 taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their respective heirs and representatives, successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

As to the 50% undivided interest conveyed from the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., the co-trustees of said trust have executed this instrument in their capacity as trustees, but not further or otherwise, and such individuals shall have no personal liability hereunder .

WITNESS our hands this 31st day of March, 1998.

[The remainder of this page has been intentionally left blank.]

Barnita D Hayes by Hayes III

BARNITA D. HAYES (individually), by Wayland Jackson Hayes, III, as her duly appointed attorney in fact pursuant to a power of attorney recorded contemporaneously herewith

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Wayland Jackson Hayes, III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the duly appointed attorney-in-fact of Barnita D. Hayes and is duly authorized by Barnita D. Hayes to execute this instrument on behalf of the said Barnita D. Hayes.

WITNESS my hand, at office, this 31st day of March, 1998.

Mary Jan Dorris
Notary Public

My Commission Expires:
5/23/98

MARIE ROYCE SARNESKI, Co-Trustee

STATE OF Connecticut)
)
COUNTY OF Fairfield)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MARIE ROYCE SARNESKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., and that she, as such trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 1998.

Notary Public

My Commission Expires:
5-31-98

BOOK 10867 PG 724

Maryetta Evans Hacskaylo
MARYETTA EVANS HACSKAYLO, Co-Trustee

STATE OF N.C.)
)
COUNTY OF Rowan)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MARYETTA EVANS HACSKAYLO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., and that she, as such trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of March, 1998.

Notary Public

My Commission Expires:
1-29-2001

BOOK 10867 PG 725

Lula Turner McCoy

LULA TURNER MCCOY, Co-Trustee

STATE OF OHIO)
)
COUNTY OF Summit)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LULA TURNER MCCOY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., and that she, as such trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 1998.

Brenda D. Blinkhorn

Notary Public

My Commission Expires:

BRENDA D. BLINKHORN, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Sept. 26, 1998

BOOK 10867 PG 726

WAYLAND JACKSON HAYES, III, Co-Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, WAYLAND JACKSON HAYES, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Trustee of the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., and that he, as such trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1998.

Notary Public

My Commission Expires:
5/23/98

BOOK 10867 PG 727

Roche del Moser
ROCHE DEL MOSER, Co-Trustee

STATE OF North Carolina)
)
COUNTY OF Wake)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, ROCHE DEL MOSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Trustee of the Family Trust established under the Last Will and Testament of Wayland J. Hayes, Jr., and that he, as such trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 1998.

E K Yarbrough
Notary Public

NOTARY PUBLIC WAKE COUNTY

My Commission Expires:
My Commission Expires 8/12/01.

0420308

IDENTIFICATION REFERENCE

98 APR -2 AM 10:12

4472 04/02 0101 03CHECK 1887-00

BOOK 10867 PG 728

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $500,000.00

D. Gill Jones
Affiant

Sworn to and subscribed before me this 31st day of March, 1998.

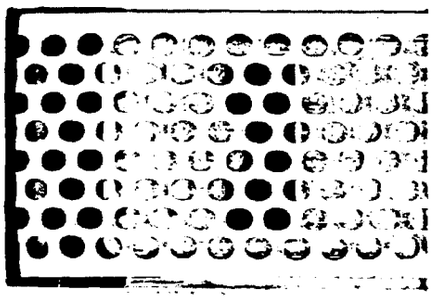
Mary Jan Diano
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5/23/98

LACKS/ 590941



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

RECEIVED OF _____

FOR _____

BOOK 10867 PG 729

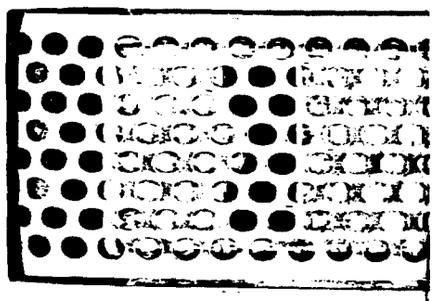
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
500000.00
CON TX 1850.00
PRFEE 1.00
TDEED 36.00
ERR CO
~~TDEED 36.00~~
~~TDEED 36.00~~
TOTAL 1887.00
CHECK 1887.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/98 01 10:14 0001 4472



0420308
IDENTIF. & REFERENCE
98 APR -2 AM 10: 12
FELIX Z. WILSON, II
DAVIDSON CO. TN.

No. 1274730