BOOK 10909 PG 106

Mail

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.
Joe M. Haynes, et ux 140 N. Main Street Goodlettsville, TN 37072	Same as New Owner	Map 33-4 Parcel 45 Field Book GO 04731

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, MORRIS G. ANDERSON a/k/a Glenn Anderson and LESLIE VICTORIA JAKES a/k/a Vicky S. Jakes, being all of the heirs-at-law of Alys L. Carley, deceased, and KELLI L. JAKES, Administratrix of the Estate of Alys L. Carley, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOE M. HAYNES and wife, BARBARA N. HAYNES, as tenants in common, each owning a one-half (½) undivided interest, 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:

DEAT 04/30 01:01 03CHECK 299.75

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 30 on the Plan of Goodlettsville Heights, Section IV, a plan which is of record in Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee.

Said Lot fronts 90 feet on the westerly side of Alta Loma Road and extends back 314.9 feet on the northerly line and 334.5 feet on the southerly line which is a broken to a line on the rear on which it measures 164.8 feet.

Being the same property conveyed to Alys L. Carley, by Quitclaim deed from Morris G. Carley, Jr. dated August 23, 1990, recorded September 21, 1990, of record in Book 8200, page 503, in the Register's Office for Davidson County, Tennessee. And, the said Alys L. Carley died, unmarried, intestate, on February 22, 1998, at which time, under Tennessee Law, the said property became vested in her children, being all of her heirs-at-law, namely: Leslie Victoria Jakes a/k/a Vicky S. Jakes and Morris G. Anderson a/k/a Glenn Anderson.

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 523 Alta Loma Road, Goodlettsville, TN 37072.

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 any and all matters as they may appear on the Plan of record in Book 2133, page 44, said Register's Office.

3. Subject to easement for sanitary sewers to the City of Goodlettsville of record in Book 4805, page 751, 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.

KELLI L. JAKES executes this Warranty Deed as Attorney-in-Fact for MORRIS G. ANDERSON a/k/a Glenn Anderson and LESLIE VICTORIA JAKES a/k/a Vicky S. Jakes, under separate Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

KELLI L. JAKES, Administratrix of the Estate of Alys L. Carley, deceased, joins in this conveyance to confirm that all debts and obligations, including taxes, owing by the Estate of Alys L. Carley, deceased, 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.

WITNESS our hands on this the 28th day of April, 1998.

"GRANTORS"

Kelli L. Jakes
KELLI L. JAKES, Administratrix

Morris G. Anderson
By: Kelli L. Jakes
MORRIS G. ANDERSON a/k/a Glenn Anderson
By: Kelli L. Jakes, Attorney In Fact

Leslie Victoria Jakes
By: Kelli L. Jakes
LESLIE VICTORIA JAKES a/k/a Vicky S. Jakes
By: Kelli L. Jakes, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI L. JAKES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 28th day of April, 1998, before me, personally appeared KELLI L. JAKES, to me known to be the person who executed the foregoing instrument on behalf of MORRIS G. ANDERSON a/k/a Glenn Anderson and LESLIE VICTORIA JAKES a/k/a Vicky S. Jakes, and acknowledged that she executed the same as the free act and deed of the said MORRIS G. ANDERSON a/k/a Glenn Anderson and LESLIE VICTORIA JAKES a/k/a Vicky S. Jakes.

WITNESS my hand and official seal this the 28th day of April, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 25, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

Affiant

Sworn to and subscribed before me, this the 28th day of April, 1998.

NOTARY PUBLIC

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

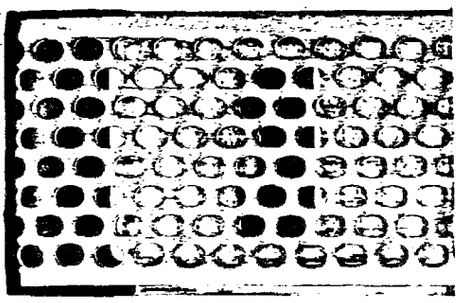
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

98 APR 30 PM 2:59

IDENTIF. + REFERENCE

04318 48

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



RECEIVED OF _____

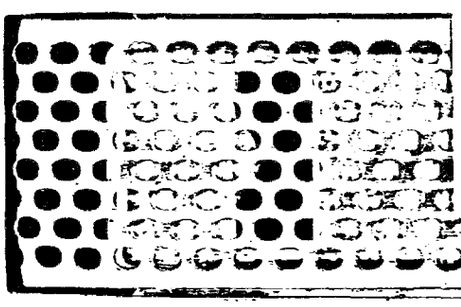
FOR _____

BOOK 10909 PG 109

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 77500.00
				CON TX 286.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 299.75
				CHECK 299.75
04/30/98	01			15:01 0001 0845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04318 48
IDENTIF. # REFERENCE

98 APR 30 PM 2:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286930