B0162

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 10931 PG 862

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mr. Jim Stevens	Same	58/Part of Parcel 94
3937 Gallatin Pike		48/ Parcel 117
Nashville, TN 37216	_____	Tracts 1& 1A

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John H. Roe, Jr., as Executor of the Estate of Louise Oakley Hailey, deceased, (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto Jim Stevens (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those Permitted Exceptions set forth on Exhibit "B". Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 11TH of May, 1998.

ESTATE OF LOUISE OAKLEY HAILEY,
DECEASED

By: John H. Roe Jr
John H. Roe, Jr., Executor

0438038
IDENTIF. + REFERENCE

98 MAY 14 AM 11:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

154100.01 0927-0002 04/22/98 10:10 AM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the Executor of the Estate of Louise Oakley Hailey, Deceased, the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Estate of Louise Oakley Hailey by himself as Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11 day of May, 1998.

Rita McQuerry
Notary Public

My Commission Expires:
11-25-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $51,500.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 11 day of May, 1998.

Notary Public

My Commission Expires:

11-25-2000

EXHIBIT "A"

TRACT 1

A tract of land in the 13th Civil District of Davidson County, Tennessee and being a part of Parcel 94 on Tax Map 58, said tract being more particularly described as follows:

Beginning at an old iron pin in the western margin of Homeland Drive and being the northeast corner of Homeland Heights subdivision Section 3 of record in Book 3700, Page 55, R.O.D.C. and proceeding as follows:

1. With the northerly line of Homeland Heights, Section 3 south 80° 00' west a distance of 305.0' to an old concrete monument; thence, with the westerly line of Homeland Heights, Section 3 the following eight calls:
2. South 4° 27' west a distance of 134.15' to an old iron pin; thence,
3. South 3° 35' 54" west a distance of 20.41' to an old iron pin; thence,
4. South 4° 30' 35" west a distance of 127.3' to an old iron pin; thence,
5. South 5° 31' east a distance of 246.59' to an old concrete monument; thence,
6. South 6° 56' 33" east a distance of 106.52' to an old iron pin; thence,
7. South 5° 28' 37" east a distance of 108.04' to an old iron pin; thence,
8. South 3° 06' 15" east a distance of 66.89' to a p.k. nail in rock; thence,
9. South 11° 26' east a distance of 335.45' to an old concrete monument at the southwest corner of Homeland Heights, Section 3; thence,
10. South 86° 50' west a distance of 450.0' to a new iron pin; thence,
11. South 30° 40' west a distance of 356.97' to a new iron pin; thence
12. South 26° 27' 51" east a distance of 278.0' to a new iron pin; thence,
13. South 32° 15' 36" east a distance of 291.28' to a new iron pin in the centerline of an ingress, egress easement; thence,
14. With the centerline of said easement south 57° 20' west a distance of 100' to a new iron pin in the easterly line of the Soloman and Link property; thence,
15. With the Soloman and Link easterly line and an old fence line north 26° 27' 51" west a distance of 848.89' to an old iron pin; thence,
16. Continuing with the Soloman and Link easterly line and an old fence north 21° 46' 38" west a distance of 216.0' to an old concrete monument at the southeast corner of Winston Estates, Section 1 of record in Book 5210, Page 321 R.O.D.C.; thence,
17. Continuing with the easterly line of Winston Estates north 21° 46' 38" west a distance of 175.74' to an old iron pin at the southwest corner of Homeland Heights, Section 4 of record in Book 8250, Page 521, R.O.D.C.; thence,
18. With the southerly line of Homeland Heights, Section 4 north 49° 58' 26" east a distance of 767.60' to an old iron pin at the southeast corner of Homeland Heights, Section 4; thence,
19. With the easterly line of Homeland Heights, Section 4 north 41° 29' 12" west a distance of 362.96' to an old iron pin; thence,
20. With the southerly line of the Burton property north 65° 59' 27" east a distance of 829.62' to an old iron pin in the southerly margin of Stevens Lane, passing through an old iron pin at a distance of 825.69'; thence,
21. Around a curve to the right around a radius turnout, said curve having a radius of 25.0' a distance of 45.81' to an old iron pin in the westerly margin of Homeland Drive; thence,
22. With the westerly margin of Homeland Drive south 10° 00' east a distance of 141.29' to the point of beginning containing 19.38 acres+ as per survey by Turner Engineering Company, 4205 Hillsboro Road, 207 Hobbs Building, Nashville, Tennessee 37215, TN Lic. Nos. 87, entitled Division of The Hailey Property, dated 9-26-97 and being job #982.

Together with certain rights of ingress and egress as contained in the Declaration of Easement of record in Book 10929 page 412 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mrs. W. L. Hailey, being one and the same person as Louise Oakley Hailey, by deed from Homeland, Inc. of record in Book 3946, page 623, Register's Office for Davidson County, Tennessee. Title now vests in John H. Roe, Jr., Executor of the Estate of Louise Oakley Hailey, Deceased pursuant to the Last Will and Testament of Louise Oakley Hailey of record in Book 9866, page 234, R.O.D.C.

Tract 1A

A tract of land in the 13th Civil District of Davidson County, Tennessee and being a part of Parcel 117 on Tax Map 48, said tract being more particularly described as follows:

Beginning at an old iron pin on the westerly margin of Homeland Drive, said pin being 303.87' from the southerly margin of Stevens Lane and proceeding as follows:

1. With the westerly margin of Homeland Drive south 10 deg. 00' east a distance of 20.0 ' to an old iron pin; thence,

2. Leaving the westerly margin of Homeland Drive south 80 deg. 02' 32" west a distance of 343.27' to an old iron pin in the westerly line of Homeland Heights, Section 3 of record in Book 3700, page 55, R.O.D.C.; thence.

3. With the west line of Homeland Heights, Section 3 north 3 deg. 35' 54" east a distance of 20.41' to an old iron pin; thence,

4. North 80 deg. 00'57" east a distance of 338.48' to the point of beginning containing 0.16+/- acres as per survey by Turner Engineering Company, 4205 Hillsboro Road, 207 Hobbs Building, Nashville, Tennessee 37215, Registered TN Lic. No. 87, entitled Division of The Hailey Property, dated 9-26-97, and being Job # 982.

Being part of the same property conveyed to Mrs. W. L. Hailey, being one and the same person as Louise Oakley Hailey, by deed from Homeland, Inc. of record in Book 3946, page 623, Register's Office for Davidson County, Tennessee. Title now vests in John H. Roe, Jr., Executor of the Estate of Louise Oakley Hailey, Deceased pursuant to the Last Will and Testament of Louise Oakley Hailey of record in Book 9866, page 234, R.O.D.C.

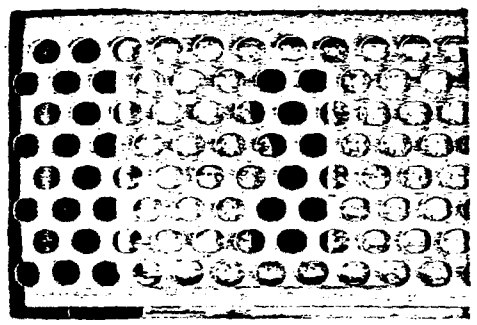
EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 1998 and subsequent years.
2. All matters shown on a survey prepared by Turner Engineering Co. dated 9-26-97.
3. Greenbelt Applications of record in Book 8843, pages 497 and 498, R.O.D.C.
4. Restrictive Covenants regarding Tracts 1, 2, 3, 4 and 5 of the Division of Hailey Estate Property of record in Book 10929, page 406, R.O.D.C.
5. Declaration of Easement of record in Book 10929, page 412, R. O. D. C.

7425 05/14 0101 03CHECK 215.55

Ja



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

RECEIVED OF _____

FOR _____

BOOK 10931 PG 868

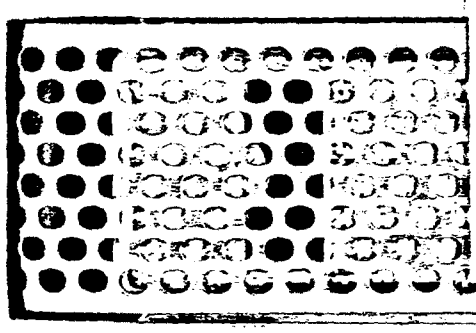
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51500.00
CON TX 190.55
PRFEE 1.00
TDEED 24.00
ERR CO
TDEED 24.00-
WDEED 24.00
TOTAL 215.55
CHECK 215.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/98 01 11:55 0001 7425



0438038
IDENTIF. # REFERENCE

98 MAY 14 AM 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293433