BOOK 10944 PG 531

PREPARED BY (AND RETURN TO):

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Nashville, Tennessee 37215-0157
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E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39899
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Loyd C. Mayes Jo Ann Mayes 324 Randall Drive Nashville, TN 37211	Countrywide Home Loans 718 Thompson Lane Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: **146-12-049**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 139,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven L. Higdon and spouse, Deborah W. Higdon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Loyd C. Mayes and spouse, Jo Ann Mayes,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Crievewood of record in Plat Book 2331, Page 99, Register's Office for said County.

SAID Lot No. 1 fronts 100.00 feet on the broken northerly margin of Randall Drive and extends back 221.7 feet on the easterly line and 209.2 feet on the broken westerly line to a dead line in the rear, measuring 91.7 feet thereon.

BEING the same property conveyed to Steven L. Higdon and wife, Deborah W. Higdon by deed from Ronald A. Tuttle and wife, Elizabeth S. Tuttle of record in Book 7644, Page 124, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 324 Randall Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS THE EXECUTION HEREOF this 22nd day of May, 1998.

Steven L. Higdon

Deborah W. Higdon

State of Tennessee
County of Davidson

On this 22nd day of May, 1998, before me the undersigned authority, personally appeared **Steven L. Higdon** and **Deborah W. Higdon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139000.00

Affiant

Sworn and subscribed before me on the 22nd day of May, 1998.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

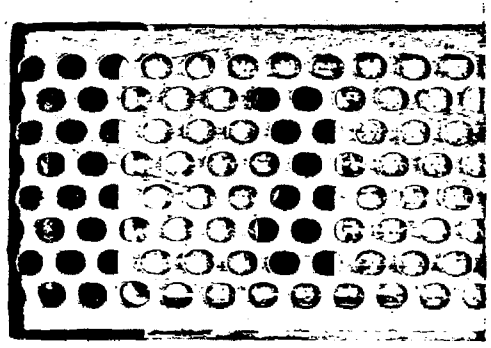
Notary Public

98 MAY 26 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
044 1702

1349 05/26 0101 03CHECK 523.30

Widoc: Deed Wty—12/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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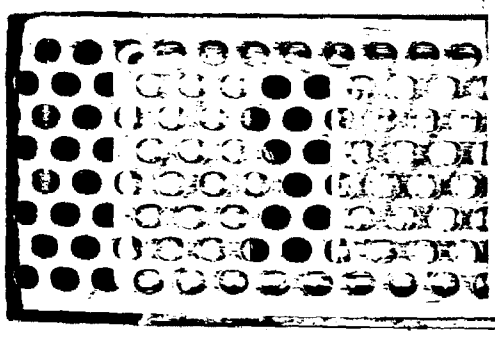
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
TOTAL 523.30
CHECK 523.30

05/26/98 01 12:39 0001 1349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0441702
IDENTIF. ▲ REFERENCE
98 MAY 26 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297313