BOOK 10954 PG 922 BOX 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Bayliff (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP 129-3 #5
223 Robin Hill Road (ADDRESS)	210 Wildwood Parkway (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kevin W. Fegan and wife, Hazel C. Fegan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Bayliff and wife, Carol R. Bayliff

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Farms, Inc., Section I, as of record in Book 1424, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kevin W. Fegan and wife, Hazel C. Fegan, by deed from Samuel G. Maguire and wife, F. Clarice Maguire, as tenants by the entirety, of record in Book 10181, Page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

98 JUN -1 PM 3:57

IDENTIFICATION & REFERENCE

04442238

unimproved ( )
This is improved (X) property, known as 223 Robin Hill Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of May 19 98

Kevin W. Fegan

Hazel C. Fegan

BOOK 10954 PG 923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin W. Fegan and wife, Hazel C. Fegan

the bargainor s, 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 and official seal at Nashville, Tennessee, this 29th day of May 19 98.

Commission expires March 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

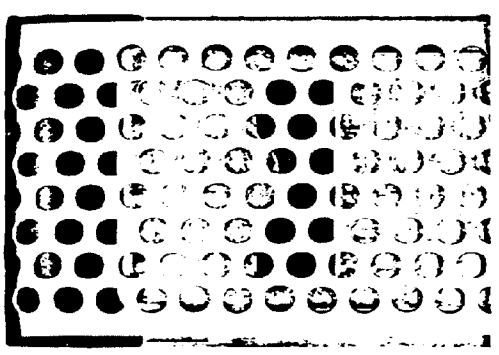
My commission expires _____

Notary Public

Warranty Deed from Kevin W. Fegan and wife, Hazel C. Fegan, to William J. Bayliff and wife, Carol R. Bayliff.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

402B 06/01 0101 03CHECK 1655.50



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

RECEIVED OF _____

FOR _____

BOOK 10954 PG 924

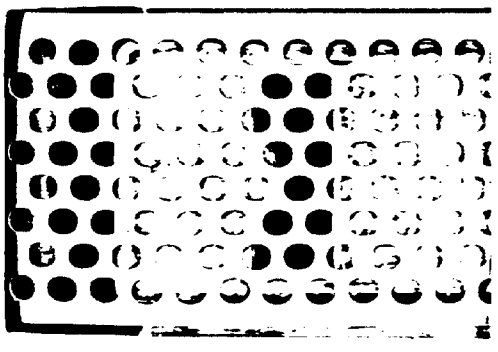
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 445000.00
CON TX 1646.50
PRFEE 1.00
WDEED 8.00
TOTAL 1655.50
CHECK 1655.50

06/01/98 01 15:59 0001 4028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0044238
IDENTIF. ↑ REFERENCE

98 JUN -1 PM 3:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1229987