PREPARED BY :
MARK B. MIESSE, ATTORNEY
7500 Capital Drive, Suite 110
Germantown, TN 38138
98615

BOOK 10987 PG 918

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **June, 1998** between **Gina Marie Hays and husband, Randall Kyle Hays** , GRANTOR(s), and **Tremain Smith, an unmarried person,** GRANTEE(s).

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of ~~Memphis~~ Nashville, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Phase 1A, Section 5, Harborview of record in Plat Book 7900, Page 485, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Grantors by deed of record in Plat Book 10399, Page 904, Davidson County Register's Office.

The said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has good right to sell and convey the same; that the same is unencumbered,

except for subdivision restrictions, building lines and easements of record in Plat Book 7900, Page 485, in said Register's Office, and except for 1998 Davidson County taxes not yet due and payable

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

4398 06/23 0101 03CHECK $82.50

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Gina Marie Hays
Gina Marie Hays
Signature of Seller

Randall Kyle Hays
Randall Kyle Hays
Signature of Seller

0453880

98 JUN 23 AM 10:50

BOOK 10987 PG 919

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, a Notary Public of said County and State, **Gina Marie Hays and husband, Randall Kyle Hays** , the within named bargainors, 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, at office, this **19th** day of **June, 1998.**

, Notary Public

JEFFREY E. MOEVOY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

MY COMMISSION EXPIRES: JANUARY 31, 2001

My Commission Expires: 1-31-2001

Name and Address of Property Owner:
Tremain Smith, an unmarried person
4017 Windwood Lane
Memphis, TN 37214
Nashville
Property Address:
4017 Windwood Lane
Memphis, TN 37214
Nashville
Person Responsible for Taxes:
NATIONSBANC MORTGAGE CORPORATION
P.O. Box 35140
Louisville, KY 40232

Parcel #: 108-12-B-127

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$155,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

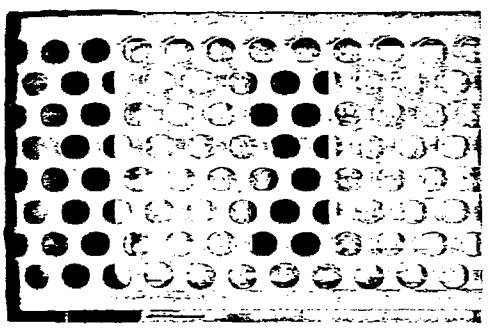
Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **June, 1998.**

Notary Public

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/10/99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10987 PG 920

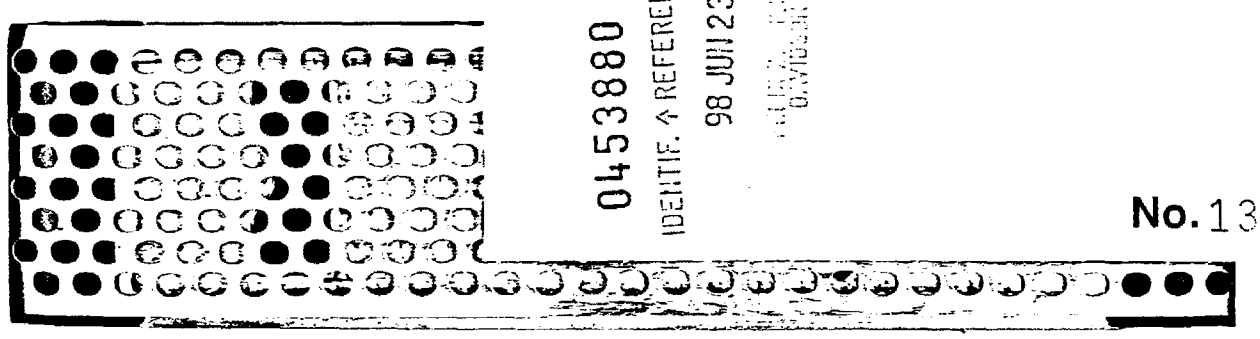
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

06/23/98 01 10:52 0001 4398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 1310217