File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11003 PAGE 680

#15673

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES T. STANSELL	CAPITAL BANK & TRUST COMPANY	104-08-0F
(NAME)	(NAME)	
1915 Capers Avenue	1820 West End Avenue	13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37203	22W22743
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, THOMAS E. HAYES, JR. AND THOMAS E. HAYES, SR. AND SARAH C. HAYES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. STANSELL, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 13, together with the appurtenant interest in the common elements of Old Town Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6625, page 891, re-recorded in Book 6639, page 116, amended in Book 6928, page 461, Book 6960, page 840, re-recorded in Book 6991, page 1, amended in Book 8098, page 576, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Thomas E. Hayes, Jr. and Thomas E. Hayes, Sr. and wife, Sarah C. Hayes by deed from David H. Mosley and wife, Anne Mosley of record in Book 9753, page 98, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6625, page 891, re-recorded in Book 6639, page 116, amended in Book 6928, page 461, Book 6960, page 840, re-recorded in Book 6991, page 1, amended in Book 8098, page 756, Register's Office for Davidson County, Tennessee.

Lisa Hayes, spouse of Thomas E. Hayes, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Thomas E. Hayes, Jr.

IDENTIFICATION REFERENCE 045173

98 JUL -2 AM 11:02
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

8970 07/02 0101 03CHECK 492.00

This is improved (XX) unimproved ( ) property, known as 1915 Capers Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of June, 19 98

Thomas E. Hayes, Jr.
THOMAS E. HAYES, JR.

Thomas E. Hayes, Sr. by Thomas E. Hayes, Jr.
THOMAS E. HAYES, SR.
BY: THOMAS E. HAYES, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Sarah C. Hayes by Thomas E. Hayes, Jr.
SARAH C. HAYES
BY: THOMAS E. HAYES, JR. ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Lisa Hayes
LISA HAYES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11003 PAGE 681

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. HAYES, JR. AND WIFE, LISA HAYES with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of June, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. HAYES, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said THOMAS E. HAYES, SR. AND WIFE, SARAH C. HAYES and is authorized by the said THOMAS E. HAYES, SR. AND WIFE, SARAH C. HAYES to execute this instrument on their behalf.

Witness my hand, at Office, this 26th day of June, 1998.

My Commission Expires: 9/23/2000 NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

James T. Stansell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM THOMAS E. HAYES, JR. AND THOMAS E. HAYES, SR. AND SARAH C. HAYES

TO JAMES T. STANSELL, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 682

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00

07/02/98 01 11:02 0001 8970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458173
IDENTIF. # REFERENCE

98 JUL -2 AM 11:02
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN.

No. 1314743