THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 11033 PAGE 536

ADDRESS NEW OWNER:
Charmian G. Hayes, et ux
2821 Dunmore Drive
Nashville, TN 37214

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map & Parcel:
#96-10-161
Field Book #: 3DZ-59428

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John Thomas Alden and Judith Ann Alden Manning, Heirs Under the Last Will and Testament of John L. Alden, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charmian G. Hayes, Unmarried, and Shannon L. Waggoner, Unmarried,** 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:

> Being Lot No. 45 on the Plan of Twin Lawn, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 97 feet on the south side of Dunmore Drive and runs back between lines, 170 feet on the west line and 175.3 feet on the east line, which is a broken line, to a dead line on which it measures 68 feet.
>
> Being the same property conveyed to John L. Alden, Jr. and wife, Joyce W. Alden, by Warranty Deed from L. H. Hardaway and wife, Daisie Gupton Hardaway, as of record in Book 2485, page 515, Register's Office for Davidson County, Tennessee. Joyce W. Alden died before John L. Alden, Jr and John L. Alden, Jr. became sole owner of the property. The said John L. Alden, Jr., died on February 13, 1995, leaving John Thomas Alden and Judith Ann Alden Manning, as Heirs Under the Last Will and Testament of John L. Alden, Jr., of record in Will Book 196, page 400, Probate Court Clerk's Office for Davidson County, Tennessee, and also Affidavit of Inheritance of record in Book 10051, page 107, Register's Office for Davidson County, Tennessee.

This is improved property known as 2821 Dunmore Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book

2338, page 511, and easements and covenants and conditions as shown on the Plan of record in Plat Book 2331, page 9, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 22nd day of July, 1998.

John Thomas Alden
JOHN THOMAS ALDEN

Judith Ann Alden Manning
JUDITH ANN ALDEN MANNING

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Thomas Alden and Judith Ann Alden Manning**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 22nd day of july, 1998.

Michelle M. Cooper
NOTARY PUBLIC

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

MAIL ENV.

The actual consideration or value, whichever is greater for this transfer is **$80,000.00.**

Maureen A. Hayes
AFFIANT

Subscribed and sworn to before me
this 22nd day of Jul, 1998.

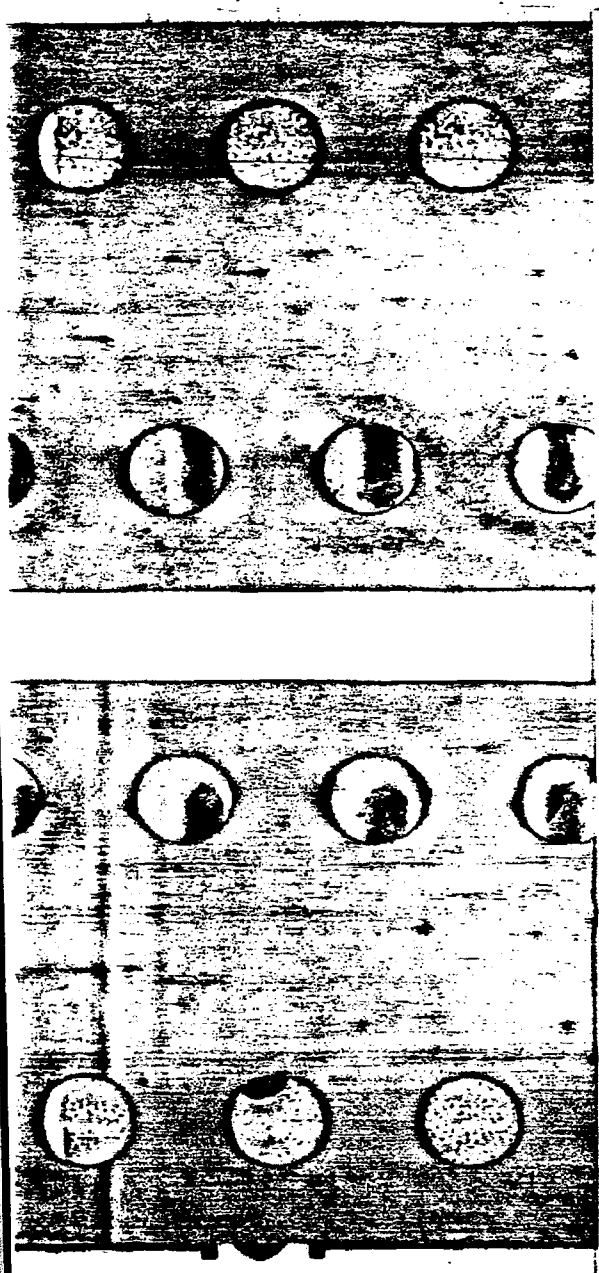
Michelle M. Cooper
NOTARY PUBLIC

My Commission Expires: March 22, 2001

98 JUL 24 AM 10:28
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0466250

7620 07/24/98 03:CHECK 307.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11033 PAGE 538

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 80000.00	
			CON TX 296.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 307.00	
			CHECK 307.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

07/24/98 01 10:32 0001 7620

0466250

IDENTIF. ↑ REFERENCE

98 JUL 24 AM 10:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1323266