0466963

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 JUL 27 PM 12:35

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (as) Title No: 40152
Dav. Co. File: Box 8

BOOK 11035 PAGE 847

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth D. Frampton Lynlee S. Burton 192 Kenner Avenue Nashville, Tennessee 37205	Chase Manhattan Mortgage Corporation 1901 Roxborough Road Charlotte, NC 28211

TAX MAP-PARCEL NUMBERS: 116-04-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 272,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alvin W. Hayes and spouse, Janet F. Hayes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth D. Frampton and spouse, Lynlee S. Burton,** 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. 27 on the Map of Kenner-Land Company's Second Subdivision of record in Book 421, page 100, Register's Office for said County

SAID Lot No. 27 fronts 100 feet on the northeasterly margin of Kenner Avenue and extends back 130 feet on the northwesterly line and 123.5 feet on the southeasterly line to a 10 foot reserved strip in the rear, measuring 100.16 feet thereon.

BEING the same property conveyed to Alvin W. Hayes and wife, Janet F. Hayes by deed from Colonel Billy T. Napier, Trustee, with full power and Lucy May Nadier, a widow of record in Book 8925, Page 261, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; A 10 foot easement for sanitary sewers and/or storm drainage along the rear line of said lot 27, and 10 foot temporary construction easement south of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 3932, Page 727, said Register's Office.

This instrument is executed on behalf of Alvin W. Hayes by Janet F. Hayes as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 192 Kenner Avenue, Nashville, Tennessee 37205

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.

WITNESS THE EXECUTION HEREOF this 24th day of July, 1998.

Alvin W. Hayes, By: Janet F. Hayes, Atty-In-Fact

Janet F. Hayes, Atty In Fact

State of Tennessee
County of Davidson

On this 24th day of July, 1998, before me the undersigned authority, personally appeared **Janet F. Hayes**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

My Commission Expires: _____ 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: $ 272,000.00

Affiant

Sworn and subscribed before me on the 24th day of July, 1998.

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

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, the within named **Janet F. Hayes**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Alvin W. Hayes**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 1998.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Alvin W. Hayes and Janet F. Hayes

TO: Kenneth D. Frampton and Lynlee S. Burton

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Janet F. Hayes, Affiant

Sworn to and subscribed before me this
24th day of July, 1998.

Notary Public

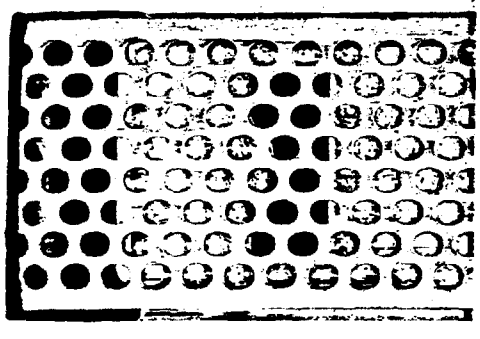
My Commission Expires:_____

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

8403 07/27 0101 03CHECK 1021.40

Wldoc: PAS Exhib WD--9/91

(as)



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

RECEIVED OF _____ 3.97

FOR _____

BOOK 11035 PAGE 850

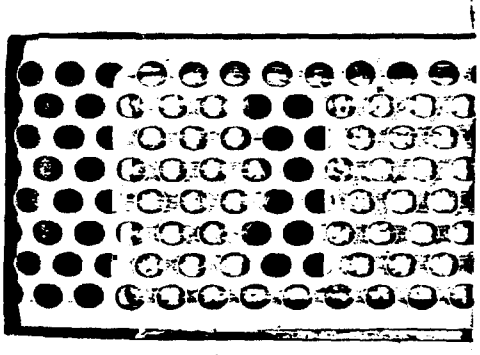
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 272000-00
CON TX 1006-40
PRFEE 1-00
WDEED 12-00
CFEE 2-00
TOTAL 1021-40
CHECK 1021-40

07/27/98 01 12:36 0001 84(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



046963
IDENTIF. ↑ REFERENCE

98 JUL 27 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132403E