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STATE OF TENNESSEE
COUNTY OF DAVIDSON

98-2037

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 98

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Lowe	Mortgage Resources, Inc.	61-16
(NAME)	(NAME)	
1228 McAlpine Avenue	404 BNA Drive, #400	178
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Nashville, TN. 37217	15DZ 21135
(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, WE, Jesse Lynn Hays, Jr. and Gene R. Hays and Elizabeth Venable HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles B. Lowe, 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:

See exhibit A attached hereto and made a part hereof.

0478525
IDENTIF. & REFERENCE

98 AUG 24 AM 10:08
REGISTER
DAVIDSON COUNTY, TN.

0804 08/24 0101 03CHECK 314.70

This is improved property known as 1228 McAlpine Avenue, Nashville, TN 37216

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 their hands this 18th day of August, 19 98.

Jesse Lynn Hays, Jr.

Elizabeth Venable

Gene R. Hays

98-2037

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Jesse Lynn Hays, Jr. the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 17th day of August, 19 98.

My commission expires 5/20/2002

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Jesse Lynn Hays, Jr. and Gene R. Hays and Elizabeth H. Venable 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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 17th day of August, 19 98.

My commission expires 5/20/2002

Notary Public Janis L. Duree

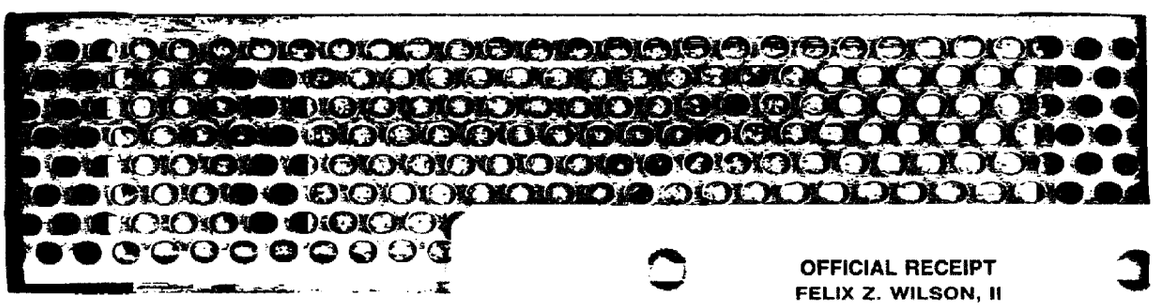
File No.: 98-2037

ATTACHMENT

Land in Davidson County, Tennessee, being the westerly 53 feet of Lot No. 32 and part of Lot No. 30 on the Plan of Kennedy and Graves Plan of Monte Vista as of record in Book 421, page 143, and being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated August 11, 1998, more particularly as follows:

Beginning at a point on the southerly side of McAlpine Avenue at the common front corner of Lots 30 & 32 of Kennedy and Graves Plan of Monte Vista (Book 421, page 143); thence with said southerly side of McAlpine Avenue easterly 53 feet to a pont; thence leaving said McAlpine Avenue southerly 388.5 feet to a point; thence westerly 153 feet to a point; thence northerly 210 feet to a point; thence easterly 100 feet to a point; thence northerly 178.5 feet to the point of beginning.

Being the same property conveyed to Lynn Hays and wife, Jewell Carder Hays by deed from T. K. Kuykendall and wife, Willie Kuykendall of record in Book 2742, page 559, Register's Office for Davidson County, Tennessee. The said Jewell Carder Hays predeceased Lynn Hays who died on July 16, 1997, and his Last Will and Testament of record in Will Book 215, page 51, Probate Court for Davidson County, Tennessee gave, devised and bequeathed all his property to his children, Jesse Lynn Hays, Jr., Gene R. Hays and Elizabeth Venable. The said Lynn Hays and Jesse Lynn Hays, Sr. were one and the same person.



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

RECEIVED OF _____

FOR _____

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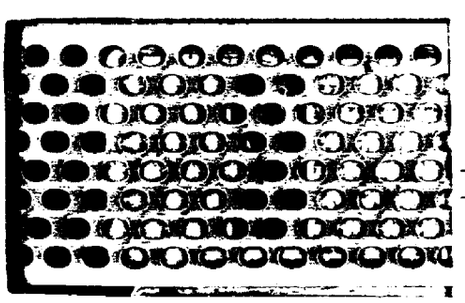
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT $1000.00
CON TX 299.70
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 314.70
CHECK 314.70

08/24/98 01 10:09 0001 0804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0478525
IDENTIFICATION REFERENCE

98 AUG 24 AM 10:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1336296