This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX GRAY & NAVE, PLLC
1620 First American Center
Nashville, Tennessee 37238-1620

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Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
John C. Hayes, III **3800 Woodlawn Drive** **Nashville, TN 37215**	SouthTrust Mortgage Corp. 210 Wildwood Pkwy Birmingham, AL 35209	**Map and Parcel** **117-1-5**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANTHONY IANNACIO and wife, PAMELA H. IANNACIO** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **JOHN C. HAYES, III, and wife, LEIGH ANN HAYES,** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 18 of Block "L" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County, described as follows:

Beginning in the center of Woodlawn Avenue at the common corner of Lots Nos. 18 and 19 on said plan; thence with the center of said Avenue eastwardly 319 feet 5 inches to a point 7 feet 4 inches west on the southeasterly corner of the part of Lot No. 18 devised to William D. Haggard, Jr., and John Holman Haggard under Item No. 4 of the Will of W.D. Haggard, deceased, of record in Will Book 56, page 352, County Court for said County; thence North 2 deg. East 20.5 feet; thence North 50 deg. 22 min. West 13.65 feet; thence North 11 deg. 48 min. West 24.6 feet; thence North 3 deg. 11 min. West 165.8 feet and North 1 deg. 20 min. West 182.6 feet to a point in the line between Lots Nos. 17 and 18; thence with the line between said two lots westwardly 276 feet 9 inches to the common corner of Lots Nos. 17, 18, 19 and 20; thence with the line between Lots Nos. 18 and 19 southwardly 400 feet to the beginning.

Being the same property conveyed to Anthony Iannacio and wife, Pamela H. Iannacio by Warranty Deed from Paul C. Buff, unmarried, of record in Book 9363, page 449, Register's Office for Davidson County, Tennessee.

This is improved property known as 3800 Woodlawn Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for matters shown on the plan of record in Book 332, page 141, Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4083, page 783, Register's Office for said County, and the right-of-way of Woodlawn Avenue and Cantrell Avenue. 1998 property taxes have been paid; taxes for subsequent years, a lien, not yet due and payable.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 29th day of September, 1998.

GRANTOR:

Anthony Iannacio by James David Nave, Attorney-in-Fact

Anthony Iannacio
By James David Nave,
Attorney in Fact

Pamela H. Iannacio by James David Nave, Attorney-in-Fact

Pamela H. Iannacio
By James David Nave,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,300,000.00.

John C. Hayes III
AFFIANT

Subscribed and sworn to before me, this 29th day of September, 1998.

NOTARY PUBLIC

My Commission Expires:
11-24-2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On the 29th day of September, 1998, before me, the undersigned officer, personally appeared James David Nave, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Anthony Iannacio and wife, Pamela H. Iannacio, and acknowledged that he executed the same as the act of his principals for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Dana B. Smith
NOTARY PUBLIC

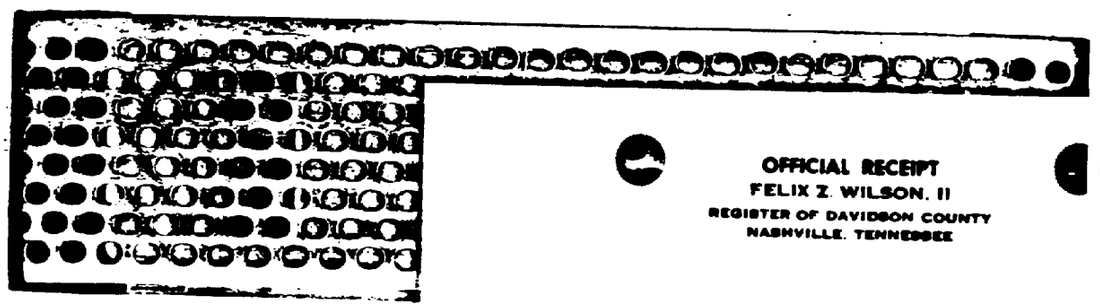
My Commission Expires:
My Commission Expires NOV. 24, 2001

DANA B. SMITH NOTARY PUBLIC - AT LARGE DAVIDSON COUNTY, TN.

7402 09/30 0101 03CHECK 4825.00

98 SEP 30 PM 2:38
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0494099



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

RECEIVED OF _____

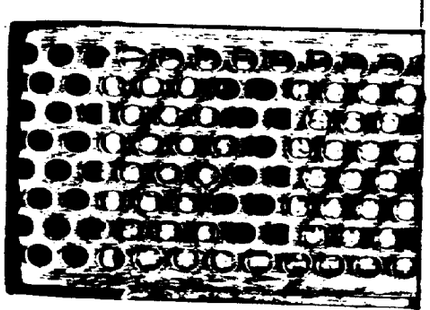
FOR _____

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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 1300000.00	
			CON TX 4810.00	
			PRFEE 1.00	
			MDEED 12.00	
			CFEE 2.00	
			TOTAL 4825.00	
			CHECK 4825.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/30/98 07 FM 0001 7402



0494099
IDENTIF. ↑ REFERENCE

98 SEP 30 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 135270