THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Thomas Hayes **AFFIANT** Subscribed and sworn to before me, this 15th day of October, 1998. Notary Public My Commission Expires: 11/2/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Thomas Hayes 3901 Harding Road #106 Nashville, TN 37205	SAME	103-16A-30 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA MAJOR PHILLIPS, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS HAYES** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 106 of Rokeby Condominium Apartments, of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98 and Book 5096, page 409, and further amended in Book 7399, page 814 and Book 9828, page 213, Register's Office for Davidson County, Tennessee, and shown on a "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County. The said Unit is more fully depicted on the Plan of the 1st floor of Rokeby, of record in Book 5060, page 100, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common element, and its interest in any appurtenant limited common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 100, said Register's Office. Parking Space No. 65 shown on said "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County, is expressly assigned as a limited common element to said Unit.

Being the same property conveyed to Virginia Major Phillips by deed from Dave C. Anderson, Jr., and wife, Marguerite F. Anderson of record in Book 6760, page 88, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. Matters shown on the Plan of record in Book 5050, page 16 and Book 5060, page 100, Register's Office for said County.

2. Master Deed establishing a Horizontal Property Regime of Rokeby Condominium, of record in Book 4829, page 138, amended in Book 4983, page 98; Book 5096, page 409; and further amended in Book 7399, page 814; Book 9828, page 213, Register's Office for said County.

This is improved property known as 3901 Harding Road, #106, 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, his heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 15th day of October, 1998.

Virginia Major Phillips
Virginia Major Phillips

By: Robert M Ligon Attorney in fact
Robert M. Ligon, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M. LIGON** 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 **ATTORNEY-IN-FACT** 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 15th day of October, 1998.

Notary Public

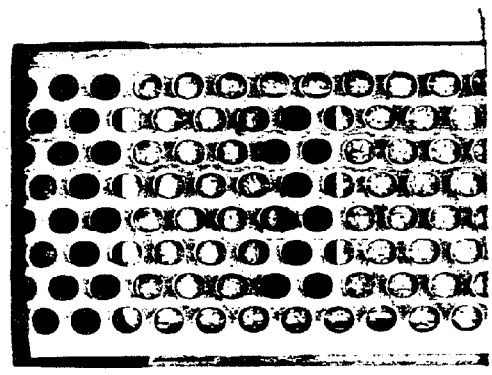
My Commission Expires: 11/27/99

0500278
IDENTIF. & REFERENCE

98 OCT 15 PM 3:40
REGISTER
DAVIDSON COUNTY, TN.

3968 10/15 0101 03CHECK 632.60

0100374.01



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

BOOK 11157 PAGE 755

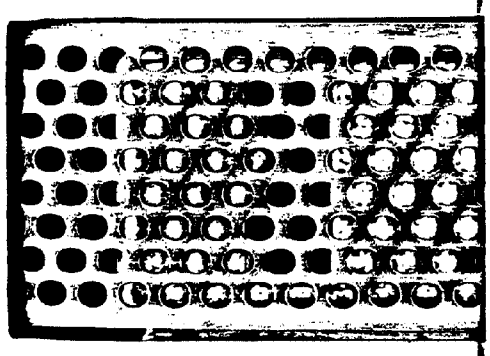
RECEIVED OF _____

FOR _____

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	
			168000.00	
			CON TX 621.60	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 632.60	
			CHECK 632.60	
10/15/98	01		15:42 0001 3968	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05000278
IDENTIF. # REFERENCE

98 OCT 15 PM 3:40

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1359200