WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00

Sandra S. Moulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, [illegible]

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Hays (NAME)	SAME (NAME) Mail	PART OF
.09 Acres, Holt Road (ADDRESS)	6734 Holt Road (ADDRESS)	MAP 172
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	NASHVILLE TN 37211 (CITY) (STATE) (ZIP)	PARCEL 14

FOR AND 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, Danco Property Development, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Hays

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:

Beginning at an iron pin at the northwesterly corner of Lot 5 of Holt Hills Subdivision as recorded in Plat Book 5050, Page 77, R.O.D.C., thence leaving Holt Hills Subdivision and with a new line along the back of Lots 77 and 99 of Winfield Park, Phase One, Section One, as recorded in Plat Book 9700, Page 765, R.O.D.C., N 49° 32' 38" E, 131.58' to an iron in the westerly line of said Lot 5; thence with Lot 5 the following calls: S 10° 34' 18' E, 75.00' to an iron pin, S 84° 09' 36" W, 114.47' to the point of beginning, containing 0.09 acres, more or less.

Being part of the same property conveyed to Danco Property Investments, LLC by Warranty Deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette (Marvin E. Jinnette and Marvin Edward Jinnette are one and the same person) of record in Book 10937, Page 835, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Davidson County taxes for the year 1998 are a lien. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes when they become due and payable.

CONTINUED

This is unimproved (X) improved ( ) property, known as .09 Acres, Holt Road, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand (RD) this 6th day of November, 19 98

Danco Property ~~Development~~ INVESTMENTS, LLC RWH

By: [signature]

Austin Daniel, Chief Manager/Member

6845 11/13 0101 03CHECK 27.65

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Austin Daniel and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager/Member (RWH) (AD) and _____ respectively of the Danco Property ~~Development~~ INVESTMENTS, LLC the within named bargainor, and corporation, and that he as such Chief Manager/Member and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Austin Daniel as such Chief Manager/Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 6th day of November 1998.

My commission expires _____

_____
Notary Public

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

LEGAL DESCRIPTION CONTINUATION

Easements, Restrictions, and all other matters of record appearing at the Register's Office for Davidson County, Tennessee.

98 NOV 13 PM 3:15
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
05124.04

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

RECEIVED OF _____

FOR _____

BOOK 11204 PAGE 433

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 4500.00
				CON TX 16.65
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 27.65
				CHECK 27.65
			11/13/98 01	15:14 0001 6845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05124 04
IDENTIF. ▲ REFERENCE

98 NOV 13 PM 3:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371940