BOOK 11276 PAGE 511

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8092

MAP/GROUP/PARCEL
133-15-0-A-030.00 CO

NEW OWNER'S NAME AND ADDRESS:
John F. Hayes , 1700 PORTER RD, NASHVILLE, TN 37206

PROPERTY ADDRESS:
320 Welch Road, Unit F2
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Jim Sweeney, Sr. and wife, Rita Sweeney, hereinafter called Grantors, does hereby transfer and convey unto John F. Hayes, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

Unit F2 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complee identification and description of such Unit.

The subject property is improved property commonly known as 320 Welch Road, Unit F2, Nashville, TN 37211.

BEING the same property conveyed to grantors herein by deed of record in Book 11270, Page 268, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7662 12/31 0101 03CHECK 110.00

0531388
IDENTIF. & REFERENCE
98 DEC 31 AM 11:20
DAVIDSON COUNTY, TN.

Jim Sweeney, Sr.

Rita Sweeney by Jim Sweeney Sr.
Rita Sweeney
By: Jim Sweeney, Sr. as Power of Attorney

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Jim Sweeney, Sr., with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Jim Sweeney, Sr. as Power of Attorney for Rita Sweeney, with whom I am personally acquainted, and made oath that he as such Power of Attorney with full power and authority so to do executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

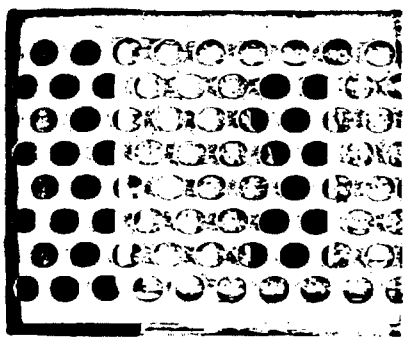
The actual consideration or value whichever is greater for this transfer is $27,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

BOOK 11276 PAGE 513

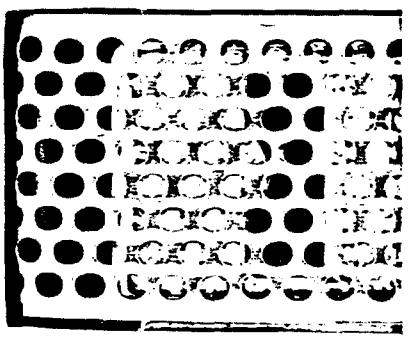
CHRT	27[illegible].00
CDL TX	[illegible].50
PRFEE	1.00
WRFEE	5.00
CFEE	2.00
TOTAL	110.50
CHECK	110.50

12/31/98 01 11:17 0001 7082

0531388
IDENTIF. ← REFERENCE

98 DEC 31 AM 11:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404389