0567143
IDENTIF. & REFERENCE
MAIL ENV.
99 MAR 30 AM 7:49
BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
DAVID "RANDY" KENNEDY
ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
(from information furnished by the parties)

ADDRESS NEW OWNER:
MICHAEL W. HAYES
3047 Jenry Drive
Nashville, TN 37214

SEND TAX BILLS:
SAME AS MORTGAGEE

BOOK 11405 PG. 170

MORTGAGEE:
NEW CENTURY MORTGAGE CORPORATION
18400 VON KARMAN, SUITE 1000
IRVINE, CA 92612

MAP AND PARCEL:
Map -- 85-11
Parcel -- 88

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, The Estate of Dorman W. Hayes, Theresa H. Griffin, Administratrix, and Theresa H. Griffin, Michael W. Hayes, and Dorman A. Hayes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael W. Hayes, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, Page 67, as corrected by instrument in Book 3134, Page 148, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Jenry Drive at the corner of Lots 65 and 66; thence with the line between said lots, easterly 212.22 feet to a point; thence north 28 degrees 43' East 135.60 feet to a point in the southerly margin of Myrick Drive; thence with the margin of the same, westerly 170.11 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.27 feet to a point in the easterly margin of Jenry Drive; thence with the margin of the same, southerly 129.73 feet to the point of beginning.

Being the same property conveyed to Dorman W. Hayes and wife, Dorris L. Hayes (who is one and the same person as Doris L. Hayes), by Warranty Deed of record in Book 3134, Page 17, re-recorded in Book 3135, Page 435, Register's Office for Davidson County, Tennessee, the said Doris L. Hayes having become deceased on July 10, 1994, and said property having passed to Dorman W. Hayes by operation of law, and the said Dorman W. Hayes having died intestate on July 3, 1998.

This is improved real property located at and known as 3047 Jenry Drive, Nashville, Davidson County, Tennessee, 37214.

Real property taxes for 1998 have been settled between the parties and will be paid by Grantees.

BOOK 11405 PG. 171

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 we, the Grantors, do covenant to the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this the 17 day of Dec., 1998.

THE ESTATE OF DORMAN W. HAYES

Theresa H. Griffin
THERESA H. GRIFFIN, Adminstratrix
and heir of the Estate of
Dorman W. Hayes, deceased

Michael W Hayes
MICHAEL W. HAYES, Heir

Dorman A. Hayes POA
DORMAN A. HAYES, Heir
By: Theresa H. Griffin, pursuant to Limited Power of Attorney of record in Book 11254, Page 682, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named Theresa Griffin, individually and as Administratrix for the Estate of Dorman W. Hayes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 17th day of December, 1998.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named Michael W. Hayes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 17th day of December, 1998.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named Dorman A. Hayes, by Theresa H. Griffin, pursuant to Limited Power of Attorney of record in Book 11254, Page 682, Register's Office for Davidson County, Tennessee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 17th day of December, 1998.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 115 000.00 .

Theresa H. Griffin, Adm.
AFFIANT

Subscribed and sworn to before me this 17th day of December, 1996.

Lori Lewnes
NOTARY PUBLIC

My Commission Expires: 9-18-99

RECEIVED 1001 DEC 20 09:00 AM
444.50

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

BOOK 11405 PG. 174

0567143

IDENTIF. & REFERENCE

99 MAR 30 AM 7:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	444.50
CHECK	444.50

03/30/99 01 07:49 0001 4992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444054