THIS INSTRUMENT PREPARED BY:

Harris A. Gilbert
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219-1750
(615) 251-6705

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mr. Jack Rainey/ Mr. Scott Haley H. & R. Properties of Tennessee, LLC 1605 Tynewood Drive Nashville, TN 37215	Same	Map 116-2B Parcel 074

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, Leon May and wife, Mimyse May, have bargained and sold and convey unto H. & R. Properties of Tennessee, LLC (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit A

The legal description contained herein is the same as that contained in the previous deed of record. This is improved property known as Lot No. 92, Hill Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, 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 set forth on attached Exhibit B and all other matters of record; 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, its heirs, successors, 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.

This Deed may be executed in Counterpart.

WITNESS our hands as of this 30th day of April, 1999.

99 APR 30 PM 4:05
HILL GARTHOLD CRIDLEBAUGH
DAVIDSON COUNTY, TN

058104B
DOCUMENT REFERENCE

By: Leon May
Leon May

By: Mimyse May
Mimyse May

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Harris A. Gilbert, a Notary Public in and for the State and County aforesaid, personally appeared Leon May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 1999.

Notary Public

HARRIS A. GILBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Harris A. Gilbert, a Notary Public in and for the State and County aforesaid, personally appeared Mimyse May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 1999.

Notary Public

My Commission Expires:

HARRIS A. GILBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JANUARY 21, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 11456 PG. 439

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $ 125,000.00.

Lee May
Affiant

Subscribed and sworn to before me, this the 30 day of April, 1999.

H S Gilbert
Notary Public

My Commission Expires:

HARRIS A. GILBERT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
45 06395
04-30-99 8:58 PM

My Commission Expires MARCH 24, 2001

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 92 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913, and pages 923-932 (at page 932), as amended by Surveyor's Certificate of Correction, of record in Book 9854, page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat amendment reference is hereby made for complete details of description.

Being the same property conveyed to LEON MAY by deed from H.G. HILL REALTY COMPANY of record in Book 9873, page 69, Register's Office for Davidson County, Tennessee, as corrected by instrument of record in Book 11351, page 723, said Register's Office.

0765 04/30 0101 03:CHECK 485.50

General or special taxes and assessments required to be paid in the year 1999 and subsequent years.

Davidson County taxes for 1999, a lien, but not yet due and payable.

Davidson County taxes for 1998, Map-Par. 116-2B-74, $1,335.60 paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 7900, page 913 and pages 923-932, as amended by Surveyor's Certificate of Correction, of record in Book 9854, pages 235, Book 10058, page 112 and Book 10270,page 38, all in the Register's Office for Davidson County, Tennessee, which Plan shows minimum building setback lines and easements and to which Plan reference is hereby made for a more complete description.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9645, page 85, as amended in Book 9658, page 19 and Book 10872, page 520, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11456 PG. 442

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

058/048

IDENTIFICATION/REFERENCE

99 APR 30 PM 4:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	485.50
CHECK	485.50

04/30/99 01 16:07 0001 9765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454466