Box 11

WARRANTY DEED

BOOK 11540 PAGE 268

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman A. Elam (NAME)	Pacific American Mortgage Compan (NAME)	092-06-067
3404 Batavia Street (ADDRESS)	4144 North Central Expressway (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	

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, Clyde Alvin Hayes, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherman A. Elam, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for said County.

Said Lot No. 59 fronts 75 feet on the northwesterly margin of Batavia Street and extends back 154.6 feet on the northeasterly line and 167.55 feet on the southwesterly line to a dead line in the rear, measuring 76.01 feet thereon.

Being the same property conveyed to Luster G. Hayes and wife, Agnes B. Hayes by deed from Associates Financial Services Company of Tennessee, Inc. of record in Book 8101, page 196, Register's Office for Davidson County, Tennessee. The said Agnes B. Hayes having predeceased Luster G. Hayes and the said Luster G. Hayes having since died. The Will of Luster G. Hayes of record in Will Book 222, Page 86, Davidson County Probate Court Clerk's Office devised the subject property to Clyde Alvin Hayes, Jr.

This is not the principal residence of the grantors.

99 JUN 23 PM 2:15

IDENTIFICATION REFERENCE 060 31771

unimproved ( )
This is improved (X) property, known as 3404 Batavia Street, Nashville, TN 37209
(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 this 21st day of June 1999

Clyde Alvin Hayes, Jr.

Clyde Alvin Hayes, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Alvin Hayes, Jr.

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1999.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

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	

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0603171

IDENTIFICATION REFERENCE

99 JUN 23 PM 2:49

CAMT 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 338.45
CHECK 338.45

06/23/99 01 14:54 0001 3349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481877