Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Warren Dale Haynes 250 East Houston St. Apt. PH/D New York, NY 10002	Map 76-1 Parcel 133	Midland Mortgage Company P.O. Box 26648 Oklahoma City, OK 73126
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JGC, Jr.) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 11764 PAGE 686

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mickey Hayes (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Warren Dale Haynes (the "Grantee"), Grantee's heirs and assigns, Grantor's undivided interest, as a tenant in common, in and to certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by this reference.

This is improved property, known as 538 Debbie Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth on Exhibit B hereto.

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

The Property is neither the principal residence of Grantor nor the homestead of Grantor.

7199 12/01 0101 CECHECK 167.00

STATE OF NC
COUNTY OF Buncombe

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant Mickey Hayes

Subscribed and sworn to before me this 19 day of November, 1999.

Notary Public
My Commission Expires: 2/21/00

99 DEC -1 PM 3:45
REGISTER
DAVIDSON COUNTY, TN.

06628883

0589735.01
101094-000 09/10/1999

IN WITNESS WHEREOF, Grantor has executed this Deed this 19 day of November, 1999.

Mickey Hayes

STATE OF NC

COUNTY OF Buncombe

Personally appeared before me, Mickey Hayes, Notary Public, Mickey Hayes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of November, 1999.

Notary Public

My Commission Expires: 2/21/2000

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 88B on the Plan of Tulip Grove Woods, Phase I, as of record in Book 6900, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Warren Dale Haynes and Mickey Hayes by deed from Dennis A. Robbins, of record in Book 7654, page 782, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1999 real property taxes, which are a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Book 6900, page 73, Register's Office for Davidson County, Tennessee.

3. Deed of Trust dated November 20, 1986, executed by Dennis A. Robbins, unmarried, and Gary L. Nelson, Sr. and wife, Robbie Nelson, to Stephen R. Josleyn, Trustee, and recorded in Book 7049, page 976, Register's Office for Davidson County, Tennessee, to secure to CityFed Mortgage Company an indebtedness in the amount of $63,006.00, said Deed of Trust having been assigned (i) to City Federal Savings Bank by instrument of record in Book 7058, page 300, said Register's Office, (ii) to The Lomas & Nettleton Company by instrument of record in Book 7579, page 786, said Register's Office, and (iii) to First Nationwide Mortgage Corporation by instrument of record in Book 9942, page 746, said Register's Office.

4. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

5. Restrictive Covenants contained in instrument of record in Book 6369, page 879, Register's Office for Davidson County, Tennessee.

6. Rights of any tenant(s) in possession under an unrecorded lease.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

BOOK 11764 PAGE 690

MISC - MISCELLANEOUS
BO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

0662883

REFERENCE

99 DEC -1 PM 3:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	167.00
CHECK	167.00

12/01/99 01 15:46 0001 7199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544801