SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared by:

KIRKSEY & MCNAMEE PLC (CPC)
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

Instr:200005010043413 Page: 1 OF 2
REC'D FOR REC 05/01/2000 5:43:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $371.85

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Rodney Hayes and Cynthia Hayes 248 Largo Drive Nashville, TN 37211	Same as New Owner	Map 134-13 Parcel 214

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,500.00.

Cynthia Hayes
Affiant

Subscribed and sworn to before me this 26 day of April, 2000.

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-18-01

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DOUGLAS RAY MATTHEWS** and wife, **SHIRLEY L. MATTHEWS**, (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **RODNEY HAYES** and wife, **CYNTHIA HAYES,** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No. 373 on the plan of Hillbrook, Section 6, of record in Plan Book 4175, Page 7, Register's Office for said County.

Said Lot No. 373 fronts 72.68 feet on the northerly margin of Largo Drive and extends back 77.4 feet on the easterly line and 115 feet on the westerly line to a dead line, which is a broken line, in the rear, measuring 90.24 feet thereon.

Being the same property conveyed to Douglas Ray Matthews and wife, Shirley L. Matthews by Deed from Debra C. Byrd (formerly Debra C. Hayes) and husband, Paul Byrd, of record in Book 10917, Page 57, Register's Office for Davidson County, Tennessee.

This is the same description used in the previous deed.

This is improved property, known as 248 Largo Drive, Nashville, TN 37211

This conveyance is subject to the property taxes for 2000 and subsequent years, all

matters on the Plat of record in Plat Book 4175, page 7, said Register's Office, restrictive covenants of record in Book 4213, page 155, said Register's Office, and any and all existing easements of record.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantors** have caused these presents to be signed this 26th day of April, 2000.

Douglas Ray Matthews

Douglas Ray Matthews

Shirley L. Matthews

Shirley L. Matthews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS RAY MATTHEWS and SHIRLEY L. MATTHEWS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2000.

My Commission expires: March 29, 2003

Charles P. Crews

Notary Public

NOTARY PUBLIC AT LARGE