FILE BOX 45

WARRANTY DEED

ZANA B. [illegible]
DAVIDSON COUNTY, TENN.
[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2001
Notary Public
MY COMMISSION EXPIRES: January 29, 2005 3/29/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Hayes (NAME)	NEW OWNER (NAME)	MAP 75-08-0
564 Augusta Drive (ADDRESS)	(ADDRESS)	PARCEL 92
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(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, Joseph D. Nuckols and wife, Dorothy M. Nuckols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth M. Hayes and Kerrie J. Dill, both unmarried as joint tenants with right of survivorship

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:

BEING Lot No. 391, Section Six, Tulip Grove, as shown by plat of record in Plat Book 4460, Page 19, Register's Office for Davidson County, TN. to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph D. Nuckols and Dorothy M. Nuckols, husband and wife, by deed from Edward H. Witt and wife, Debra F. Witt, of record in Book 11531, Page 878, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4511, Page 994, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 19, said Register's Office; (3) Sewer Line Easement of record in Book 4471, Page 573, said Register's Office.

unimproved ( )
This is improved (X) property, known as 564 Augusta Drive, Hermitage, TN 37076
(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.

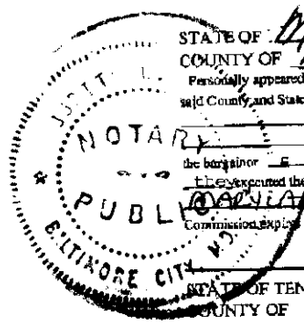
Witness our hand ~~2nd~~ 3RD this day of April, 20 01

Joseph D. Nuckols

Dorothy M. Nuckols

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 04/05/01 14:20 2pgs
Fees:11.00 Taxes:499.50
20010405-0033482



STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph D. Nuckols and wife, Dorothy M. Nuckols

the bargainor ~~S~~ they with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Baltimore Tennessee, this 30th day of April, 2001

Commission expires 06/01/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) 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, executed 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 _____, 20____.

My commission expires _____

Notary Public