PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 42683
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/19/01 15:23 2pgs
Fees:13.00 Taxes:1098.90
20010719-0076856

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John W. Hays Karee Hays 1354 Burton Valley Road Nashville, TN 37215	ABN AMRO MORTGAGE 4242 NORTH HARLEM AVE NORRIDGE, IL 60706

TAX MAP-PARCEL NUMBERS: 131-10-045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 297,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lawrence R. Cervetti, Jr. and spouse, Adriana Quintero Cervetti,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Hays and spouse, Karee Hays,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Seven Hills Section Two of record in Book 2663, page 51 Register's Office for said County.

SAID Lot No. 108 fronts 114.0 feet on the northerly margin of Burton Valley Road and extends back 291.0 feet on the northwesterly line and 331.0 feet on the southeasterly line to a dead line in the rear measuring 174.54 feet thereon.

BEING the same property conveyed to Lawrence R. Cervetti, Jr. and spouse, Adriana Quintero Cervetti by deed from Richard D. Thomas and spouse, Kathleen S. Thomas of record in Book 11287, page 255, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 51, said Register's Office, which Plan shows a 75 foot minimum building setback line from Burton Valley Road and10 foot easement for public utility purposes along the rear line and a 2.5 x 20 foot utility anchor easement located on the southerly front corner of said lot; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4264, page 232, said Register's Office.

This is improved property, known as: 1354 Burton Valley Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of July, 2001.

Lawrence R. Cervetti, Jr.

Adriana Quintero Cervetti

State of Tennessee
County of Davidson

On this 11th day of July, 2001, before me the undersigned authority, personally appeared **Lawrence R. Cervetti, Jr.** and **Adriana Quintero Cervetti**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

KRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 297,000.00

Affiant

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn and subscribed before me on the 13th day of July, 2001.

Notary Public

My Commission Expires: 3-26-05