RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/28/02 12:11 2pgs
Fees:13.00 Taxes:756.65

20020628-0078288

SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40989**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 204,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27th **DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: 10.12.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Holland J. Helton 742 Roycroft Place Nashville, TN 37203	Mortgage Lenders of America 8400 W. 110th Street Overland Park, KS 66210	**105-10-205**

FOR AND IN 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, D. RANDALL HAYS, III and wife, SHARON K. HAYS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOLLAND J. HELTON and wife, N. PAIGE TREWHITT

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. 27 in C. S. Caldwell's Roycroft Addition, as of record in Book 332, page 37, said Register's Office, together with that part of Ridley Boulevard (closed), lying adjacent to the east line of Lot 27, more particularly described as follows:

Said Lot No. 27 and part of closed Boulevard front together 62 feet on the northerly side of Roycroft Place and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to D. Randall Hays, III and wife, Sharon K. Hays by deed from Sylvesta Carter, Georgia Mae Carter, Ronnie Justice Carter, Charlie Carter, Deloris Ann Carter-porter, and Dorothy Estella Carter of record in Book 7841, page 308, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **742 Roycroft Place, Nashville, Tennessee 37203**

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 HANDS THIS 19th DAY OF JUNE, 2002.

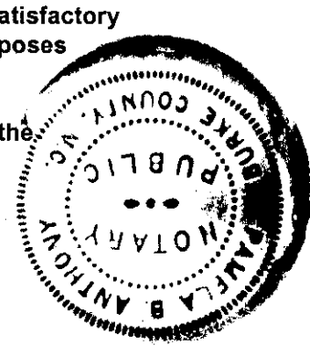
D. RANDALL HAYS, III

SHARON K. HAYS

STATE OF NORTH CAROLINA)

COUNTY OF Burke)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named D. RANDALL HAYS, III and wife, SHARON K. HAYS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.



19th WITNESS my hand and official seal at Morganton, North Carolina, this the day of June, 2002.

Pamela B. Anthony
NOTARY PUBLIC

My Commission Expires: 3-26-05