	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2004. Notary Public My commission expires: 10-3-06 (AFFIX SEAL)

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Hays	**Capital Bank & Trust Company**	**131-05-008.00**
4328-4330 Lindawood Drive	**1820 West End Avenue**	
Nashville, TN 37215	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Leonard M. Chera and wife, Barbara G. Chera

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Hays, a married man

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 4 on the plan of Sneed Estates of record in Plat Book 2133, Pages 10 & 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot fronts 122 feet on the east side of Lindawood Drive and runs back between parallel lines 334 feet to a dead line.

Being the same property conveyed to Leonard M. Chiriacka and wife Jane E. Chiriacka by deed dated October 15, 1974 from John M. Barnes and Elaine R. Barnes and George E. Whittington and Helen B. Whittington of record in Book 4861, Page 148, Register's Office for Davidson County, Tennessee. The said Leonard M. Chiriacka (now know as Leonard M. Chera) and Jane E. Chiriacka (now known as Jane E. Chera) having entered into an Agreed order for disposition of certain real property which will be incorporated into a Final Divorce Decree on 11/16/93 in the 4th Circut Court of Davidson County, Tennessee Docket #91D-5036, and this conveyance is a further division of the marital estate pursuant to the terms of the Agreed Order.The said Leonard M. Chera having quitclaimed to Jane E. Chera in deed of record in Book 9123, Page 148, said Register's Office. The said Jane E. Chera having quitclaimed to Leonard M. Chera in deed of record in Book 9324, Page 42, correcting the Quitclaim Deed of record in Book 9123, Page 148, said Register's OfficeThe said Leonard M. Chera having remarried and quitclaimed to Barbara G. Chera and husband Leonard M. Chera, as tenants by the entirety of record in Book 9324, Page 44, said Register's Office. The said Barbara G. Chera having quitclaimed to Leonard M. Chera in deed of record in Instrument No. 20040518-0058205, said Register's Office.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **4328-4330 Lindawood Drive, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 06/17/04 12:01 2pgs
Fees:13.00 Taxes:962.00
20040617-0071766

Witness my/our hand(s) this 15th day of June, 2004.

Leonard M. Chera

Barbara G. Chera

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Leonard M. Chera and Barbara G. Chera**, the bargainor(s) 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.

Witness my hand, at office, this **15th** day of **June, 2004.**

Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN