ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Sabrina A. Hayes James E. Hayes 4724 Volunteer Drive Antioch, TN 37013-2751	Union Planters Mortgage 7130 Goodlett Farms Pkwy Cordova TN 38016	MAP and PARCEL 149-05-0 119.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 06/28/04 10:48 2pgs
Fees:13.00 Taxes:222.00

20040628-0076269

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steve Sylvester, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sabrina A. Hayes and James E. Hayes, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot no. 137 on the Plan of Terragon Trails, Section Two, of record in Plat Book 5050, Page 9, Register's Office for said county, to which referenced is made for a more complete description.

Being the same property conveyed to Pamela Jean Champa and Steve Sylvester by deed of record in Book 8363, Page 478, Register's Office for Davidson County, Tennessee. The said Pamela Jean Champa conveyed her interest in the subject property to Steve Sylvester by Quitclaim Deed dated November 19, 2001, of record in Instrument No. 20011119-0126606, said Register's Office. ~~The said Steve Sylvester conveyed his interest in the subject property to Sabrina A. Hayes and husband, James E. Hayes, by deed of record in Instrument No. _____, said Register's Office~~.

This is property with a common address of 4724 Volunteer Drive, Antioch, TN 37013-2751.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 5050, Page 9, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 5084, Page 842, said Register's office.

Sharon Sylvester, spouse of Steve Sylvester, hereby joins in this conveyance to convey any and all rights s/he may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $60,000.00

Affiant

Subscribed and sworn before me this 22nd day of June, 2004.

Notary Public

My Commission Expires: 1/28/2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **June, 2004.**

Steve Sylvester

Sharon Sylvester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Steve Sylvester and wife, Sharon Sylvester,**, with whom I am personally acquainted, or who 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 and official seal at office this **22nd** day of **June, 2004.**

Notary Public
My Commission Expires: 1/28/2006

File No. 0406B098.wd

CINDY S. SMITH
NOTARY PUBLIC AT ARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006