Davidson County DEEDWARR
Recvd: 05/04/05 11:52 2 pgs
Fees:13.00 Taxes:370.00

20050504-0049933

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Alan F. Hayes, et ux	Bank of America	Map 83-2
1011 N. 16th Street	900 W. Trade St	Parcel 149
Nashville, TN 37206	Charlotte, NC 28255	12257 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ralph M. James and wife, Sharon M. James,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Alan F. Hayes and wife, Alyssa R. Hayes,** (The "Grantees"), their heirs 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, being Lot No. 5 on the unrecorded survey of part of Lot No. 11 of Block "B" on the plan of Weakley Place, of record in Book 161, page 131, Register's Office for said County, described as follows:

Beginning on the Easterly margin of North 16th Street at iron pin 50 feet South of the Southwest corner of property conveyed to William G. Wiggs and wife, by deed from Oliver V. Brent, et ux, of record in Book 1450, page 464, said Register's Office, being the corner of Lots 4 and 5; thence with the line between said two lots Eastwardly 150 feet to an iron pin; thence Southwardly 50 feet to an iron pin; thence North 82 degrees West 150 feet to an iron pin in the Easterly margin of North 16th Street; thence with said Street North 16 degrees 30 minutes East 50 feet to the beginning.

Being the same property conveyed to Ralph M. James and wife, Sharon M. James by deed from Lisa M. Chapman, an unmarried person, dated March 23, 2001, filed March 27, 2001, of record in Instrument No. 20010327-0029502, and re-recorded in Instrument No. 20050504-0049932 **, said Register's Office for Davidson County, Tennessee**

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters of record in Plat Book 161, page 131, said Register's Office.

This is improved property commonly known as 1011 N. 16th Street, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 27 **day of April, 2005.**

BARBARA REMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

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, their heirs and assigns, forever.

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

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27 day of April, 2005.

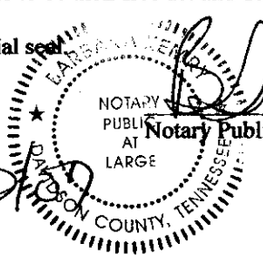
Ralph M. James

Sharon M. James
Sharon M. James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of April, 2005, before me personally appeared Ralph M. James and wife, Sharon M. James to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 9/27/07