



Recrd. Exp. \$ 10.50  
Doc. Stamp exp. .70

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:   
W. Robinson Frazier   
1515 Riverside Avenue, Suite A  
Jacksonville, Florida 32204  
(904) 353-5616

RECORD VERIFIED BY BARBARA T. SCOTT, CLERK  
BY CAROLYN ATWELL, D.S.

IMAGED  
JK

WARRANTY DEED

THIS WARRANTY DEED made the 14th day of March, A.D. 1997 by  
HUGH M. HAYS and VIOLA Y. HAYS, his wife, hereinafter called the  
grantor, whose post office address is 1457 Avondale Avenue, Jack-  
sonville, Florida 32205, to HUGH M. HAYS, as Trustee of the Hugh  
M. Hays Revocable Trust Agreement UAD March 14, 1997, whose post  
office address is 1457 Avondale Avenue, Jacksonville, Florida  
32205, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee"  
include all the parties in this instrument and the heirs, legal  
representatives and assigns of individuals, and the successors  
and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of  
the sum of Ten and No/100 Dollars (\$10.00) and other valuable  
considerations, receipt whereof is hereby acknowledged, hereby  
grants, bargains, sells, aliens, remises, releases, conveys and  
confirms unto the grantee, all that certain land situate in Char-  
lotte County, Florida, the property appraiser's identification  
number of which is 0096853-036500-5, viz:

Lots 365 West Broadmoor, as recorded in Plat Book 8  
at Page 181 of the Public Records of Charlotte  
County, Florida.

The Grantors warrant and represent that the above-  
described property is not the homestead property of  
the Grantors. Both of the Grantors reside at 1457  
Avondale Avenue, Jacksonville, Duval County, Flo-  
rida 32205.

TOGETHER with all the tenements, hereditaments and  
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the  
grantor is lawfully seized of said land in fee simple; that the  
grantor has good right and lawful authority to sell and convey  
said land; that the grantor hereby fully warrants the title to  
said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all

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BARBARA T. SCOTT, CLERK OF THE CIRCUIT COURT - CHARLOTTE COUNTY

encumbrances, except easements, covenants and restrictions of record and ad valorem taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

W. Robinson Frazier  
W. Robinson Frazier

Hugh M. Hays (SEAL)  
Hugh M. Hays

Delores B. Hanagriff  
Delores B. Hanagriff

Viola Y. Hays (SEAL)  
Viola Y. Hays

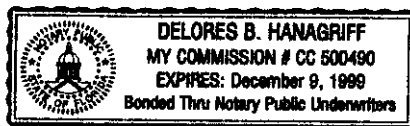
Witnesses

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of March, 1997, by HUGH M. HAYS and VIOLA Y. HAYS, both of whom are personally known to me.

NOTARY PUBLIC:

Delores B. Hanagriff  
Delores B. Hanagriff  
State of Florida at Large (Seal)  
My Commission Expires:



OR BOOK 1524 PAGE 1268