File #1

BOOK 7647 PAGE 823

WARRANTY DEED

5142 09/08 0101 03CHECK 419.00

FROM: Luella Mae Rodgers, Grantor
TO: Haynes Development Corporation, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
226 Robin Hill Rd Nashville Tn 37205	Same	130-3-89
		Field Book Numbers
		7DA-33755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty-Five Thousand Dollars ($125,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of Sept, 1988.

Notary Public

My Commission Expires: 3-3-92

FOR AND IN CONSIDERATION OF the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Luella Mae Rodgers, a widow, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Haynes Development Corporation, a Tennessee corporation, Grantee, its successors 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 #25 on the map of a redivision of part of Royal Oaks as of record in Book 1424, page 31, Register's Office for said County.
>
> Said lot #25 fronts 165' on the northerly side of Sunnybrook Drive and runs back 279.8' on the easterly line and 271.3' on the westerly line to a dead line measuring 165' thereon.
>
> Being the same property conveyed to Luella Mae Rodgers by deed from John C. and Sarah E. Rodgers of record in Book 7609, page 122, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4002 Sunnybrook Drive, Nashville, Tennessee.

BOOK 7647 PAGE 824

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants of record in Book 1557, page 558, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers or storm drainage of record in Book 4147, page 398, said Register's Office.

4. All easements, conditions and other matters shown on the Plan of Record recorded in Book 1424, page 31, said Register's Office.

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, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness Grantor's hand this 8 day of ~~August~~ September, 1988.

65900

FOR IDENTIFICATION REFERENCE
SEP 8 4 11 PM '88
FILED
RECEIVED
RICHARD Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Luella Mae Rodgers
LUELLA MAE RODGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

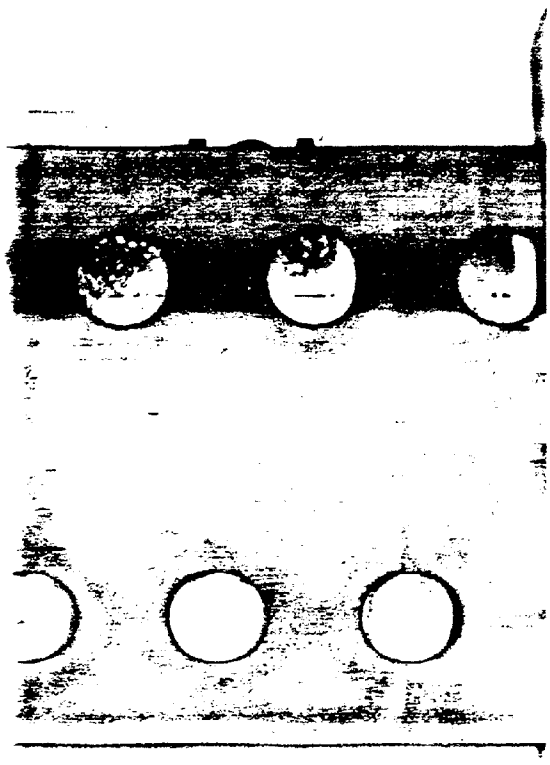
Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, LUELLA MAE RODGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8 day of September, 1988.

Robert N. Buchanan III
Notary Public

My Commission Expires: [redacted] 3-3-92

5045R/9-01-88



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

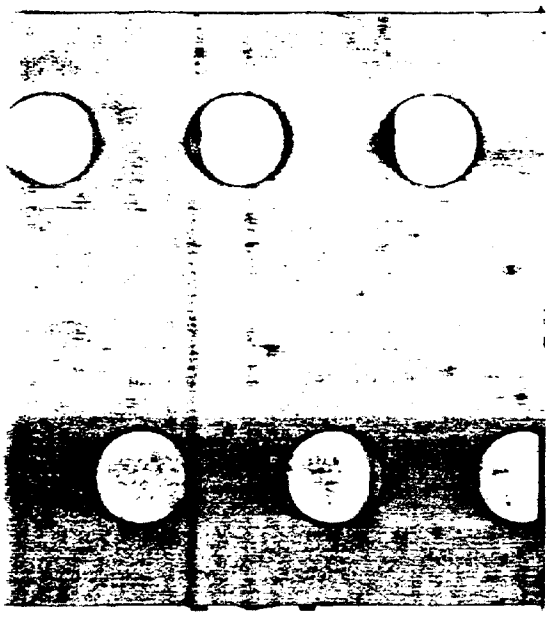
RECEIVED OF _____

FOR _____

BOOK 7647 PAGE 825

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65900

IDENTIFICATION REFERENCE

SEP 8 4 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

09/08/88 01 16:12 0001 5142

CAMT	125000.00
CON TX	412.50
PRFEE	0.50
WDEED	6.00
TOTAL	419.00
CHECK	419.00

No. 132187