BOOK 10907 PG 482

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM H. HAYNES, JR. (NAME) | MORTGAGE PORTFOLIO SERVICES, (NAME) | 142-6-B-278CO |
| 810 BELLEVUE ROAD, UNIT 278 (ADDRESS) | 4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS) | 09D-67178 |
| NASHVILLE, TN 37221 (CITY) (STATE) (ZIP) | DALLAS, TX 75204 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GEORGE W. LAYMAN AND WIFE, PATRICIA LAYMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM H. HAYNES, JR. AND MARY KATHLEEN HAYNES, HUSBAND AND WIFE

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 278, Building 50, and Garage No. 278G, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to GEORGE W. LAYMAN, UNMARRIED, by deed from The Peppertree Company, of record in Book 5158, page 883, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of "Peppertree", Creekside Meadows Condominiums, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 4834, pages 257 and 297; Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, pages 723 and 724; Book 6874, page 354; and Book 7610, page 973; and Charter of record in Book 4836, page 610; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

*** CONTINUED ***

This is improved ( X ) unimproved ( ) property, known as 810 BELLEVUE ROAD, UNIT 278, NASHVILLE, TN 37221
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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.

Witness our hand s this 28th day of April 19 98

GEORGE W. LAYMAN

PATRICIA LAYMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE W. LAYMAN AND WIFE, PATRICIA LAYMAN

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 and official seal at NASHVILLE, Tennessee, this 28th day of April, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM, Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

*** CONTINUATION

PATRICIA LAYMAN, wife of GEORGE W. LAYMAN, joins in to convey any interest she may have by reason of her marital status in subject property.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

043149

IDENTIF. # REFERENCE

98 APR 30 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0481 04/30 0101 03CHECK 268.00

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

RECEIVED OF _____

FOR _____

BOOK 10907 PG 484

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

04/30/98 01 10:11 0001 0481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043149

IDENTIF. ↑ REFERENCE

98 APR 30 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286567