(2)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Tennessee Title & Escrow Co.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632
Box #26A

Davidson County DEEDWARR
Recvd: 03/16/01 08:58 3pgs
Fees:15.00 Taxes:388.50
20010316-0025121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15 day of March, 2001.

Notary Public
My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Sean Haynes, et ux
4505 Nevada Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
SunTrust Bank
700 East Hill Dr.
Knoxville, TN 37915
Attn: Mortgage Lending

MAP-PARCEL NUMBERS:
091-16 111.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY FRIZZELL, an unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **SEAN HAYNES and wife, TONYA HAYNES,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See attached Exhibit "A" hereby incorporated by reference.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **4507 Nevada Avenue, Nashville, TN 37209.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 15 day of March , 2001.

Amy Frizzell
AMY FRIZZELL
Doyle Frizzell
atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **DOYLE DENNIS FRIZZELL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker. The maker being **AMY CAUTHEN FRIZZELL aka AMY FRIZZELL.**

Witness my hand this 15 day of March, 2001.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

Being the westerly 40 feet of Lot No. 408 and the easterly 35 feet of Lot No. 410 of Block 20 on the Plan of Charlotte Park Company's first addition to Nashville as of record in Book 57, page 103, Register's Office for said County.

Said parts of Lots Nos. 408 and 410 front together 75 feet on the southerly side of Nevada Avenue, formerly 3rd Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to S. R. Frizzell and wife, Amy Frizell, by deed from J. H. Raby and wife, Marie Raby, of record in Book 1274, page 316, said Register's Office. Said S.R. Frizzell having since died leaving Amy Frizzell as the sole owner of said property.