Dav. Co. File Box 14-A
jtc file no. 14182-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,777.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of May, 2001.

Notary Public

My Commission Expires: 5/26/02

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/04/01 07:51 2pgs
Fees:11.00 Taxes:605.97
20010604-0057364

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew Fleener and Erin Fleener
3912 Murphy Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
GB&T Mortgage
1321 Murfreesboro Road, Suite 701
Nashville, TN 37217

MAP-PARCEL NUMBERS:
104-050-005.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin Baker Haynes and Jennifer Ayer Haynes** hereinafter referred to as Grantors, hereby transfers and conveys to **Matthew Fleener and wife, Erin Fleener** 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:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 22 in west Grove Subdivision, a plan of which is of record in Book 421, Page 85, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50 feet on the north side of Murphy Road and runs back between parallel lines 164.4 feet to the southerly margin of an alley.

Being the same property conveyed to Benjamin Baker Haynes and wife, Jennifer Ayer Haynes by deed from Christopher John Stone, a married man of record in Book 11627, Page 332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 85, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in Register's Office for said County.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3912 Murphy Road, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **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 my hand this 30th day of May, 2001.

Benjamin Baker Haynes

Jennifer Ayer Haynes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Baker Haynes and Jennifer Ayer Haynes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2001.

Notary Public

11/18/01
My Commission Expires

NOTARY PUBLIC AT LARGE

03227-BP