This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
MILDRED CANTRELL
106 Sevier Dr.
Smyrna, Tennessee 37167

MORTGAGEE:
Floyd D. Haynes
6011 Baltic Dr.
Old Hickory, TN 37138

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 08/10/01 09:15 2pgs
Fees:13.00 Taxes:222.00

20010810-0086169

MAP	**86**
GROUP	**1**
PARCEL	**40**

WARRANTY DEED

This Instrument prepared from the information provided by the parties hereto.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Floyd D. Haynes, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **MILDRED CANTRELL, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Floyd D. Haynes, unmarried by deed from Barbara L. Haynes dated November 30, 1979, of record in Deed Book 5537, Page 854, Register's Office for Davidson County, Tennessee.

This is improved property known as 6011 Panama Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee.
2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
3. Subject to restrictive covenants contained in an instrument of record in Book 3130, page 623, and Book 3161, Page 279, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

5. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of August, 2001.

Floyd D. Haynes

Floyd D. Haynes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Floyd D. Haynes, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of August, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Tina Helsley

NOTARY PUBLIC

My Commission Expires June 28, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00

Mildred Cantrell

AFFIANT

Subscribed and sworn to before me on this 6th day of August, 2001.

Tina Helsley

NOTARY PUBLIC

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires June 28, 2004