PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of October, 2001, by and between ROBERT MERCER, A MARRIED MAN, and W.H. BLUNKALL, UNMARRIED AND SHIRLEY K. MEGGS, UNMARRIED, hereinafter called Grantors, and LELAND TODD HASTY and TAMMY NADINE HASTY, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT MERCER, A MARRIED MAN, and W.H. BLUNKALL, UNMARRIED AND SHIRLEY K. MEGGS, UNMARRIED, Grantors, do hereby bargain, sell, transfer and convey unto LELAND TODD HASTY and TAMMY NADINE HASTY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 115 LEMUEL ROAD & VACANT LOT, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

BARBARA MERCER, wife of ROBERT MERCER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Robert Mercer
ROBERT MERCER
Signature of Seller

Barbara Mercer
BARBARA MERCER

W. H. Blunkall
W.H. BLUNKALL
Signature of Seller

Shirley K. Meggs
SHIRLEY K. MEGGS
R.
S.M

Davidson County DEEDWARR
Recvd: 11/03/01 10:59 4pgs
Fees:23.00 Taxes:314.13
20011103-0120578

Name and Address of Property Owner:

LELAND TODD HASTY and TAMMY NADINE HASTY, HUSBAND AND WIFE
3826 Whites Creek Pike
Nashville, TN 37207

Property Address:

115 LEMUEL ROAD & VACANT LOT
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 60-15, PARCELS 7 AND 9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

X Leland T Hasty
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **October, 2001.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT MERCER AND WIFE, BARBARA MERCER**, the within named bargainor, 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 office in Davidson County, Tennessee, this **17th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **W.H. BLUNKALL**, the within named bargainor, 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 office in Davidson County, Tennessee, this **17th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHIRLEY K. MEGGS**, the within named bargainor, 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 office in Davidson County, Tennessee, this **17th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, 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 office in _____ County, _____, this **17th** day of **October, 2001.**

_____
Notary Public

My Commission Expires:

EXHIBIT 'A'

Being Lots Nos. 10 and 11 on the plan of a subdivision of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for said County.

Said Lots Nos. 10 and 11 front together 268 feet on the northerly side of a 40-foot unnamed street and run back 274 feet on the westerly line and 332 feet on the easterly line to the southerly line of Lot No. 5, measuring 260-1/2 feet thereon.

INCLUDED IN THE ABOVE-DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN TRANSACTION is that certain tract of land conveyed to Vernon E. Archey and wife, Ethel M. Archey of record in Book 3k433, page 277, said Register's Office, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of the Hart Property, as of record in Book 421, page 16, Register's Office, and also being Lot "B" as shown on a survey made by Z.J. Wilkinson, Surveyor, dated April 29, 1952, of record in Book 2280, page 44, Register's Office as follows:

BEGINNING at a point in the northerly margin of Lemuel Road, at an iron pin 14 feet west of the corner of Lots 10 and 11; thence in a northerly direction 305 feet too an iron pin which is located 9 feet west of the corner of Lots 10 and 11; thence North 76 deg. 45' West 75 feet to an iron pin, a corner of Lots A and B, on said survey; thence southerly along the line of said lot, 288 feet to an iron pin in the northerly margin of Lemuel Road; thence with said Road, South 64 deg. 15' East 81 feet to the point of beginning.

BEING a portion of the same property conveyed to Clarice L. Mercer by Deed from Walter T. Walker and wife, of record in Book 1390, page 490, said Register's Office, by Decree of record in Minute Book 71, page 370, Second Circuit Court, in the cause of Clarice Lorene Tuffelmire Mercer vs. Emmanuel Wesley Mercer, of record in Book 2032, page 187, said Register's Office. The said Clarice L. Mercer since married J.E. Meggs and by Deed of record in Book 2089, page 99, and later corrected in instrument of record in Book 2280, page 43, said Register's Office, the property was vested in J.E. Meggs and wife, Clarice L. Meggs. J.E. Meggs died on _____ 1959 _____, and the property vested by operation of law in his surviving spouse, Clarice L. Meggs. Clarice L. Meggs since remarried W.H. Blunkall. Clarice L. Mercer Meggs Blunkall, A/K/A Clarice T. Blunkall, since died intestate on May 13, 1997 and her estate was filed in the Probate Court for Davidson County, Tennessee, Docket No. 98P-743. The property now vests in her heirs, Robert Mercer, Shirley R. Meggs and W.H. Blunkall, the Grantors herein,

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 60-15, PARCELS 7 AND 9).

2. All matters as set forth on the Plan of record in Plat Book 421, page 16, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.