STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $39,500.00.

AFFIANT

Sworn to and subscribed before me this 13th day of March, 2002.

NOTARY PUBLIC

My commission expires: 04-19-04

Map & Parcel No. 105-7-433

Address of New Owner:
J. Wayne Thomas
1311 Second Avenue South
Nashville, TN 37210

Send Tax Notices To:
Same.

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, MICHAEL TROY HALEY and wife, LYDIABETH HALEY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto J. WAYNE THOMAS, an unmarried person, hereinafter referred to as Grantee, his heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 10 in John Lumsden's Plan No. 2 as recorded in Book 57, Page 116, in the Register's Office of Davidson County, Tennessee. Said property fronts 32 feet on the west side of South Market Street, now Second Avenue, South, commencing 6 feet south of the northern boundary of Lot No. 10 as above and extending south 32 feet to within 12 feet of the southern boundary of said lot and running back westwardly about 117 feet on the north and south between parallel lines to an alley in the rear. This property is known as No. 1311 Second Avenue, South, Nashville, Tennessee.

BEING the same property conveyed to Michael Troy Haley and wife, Lydiabeth Haley, by Warranty Deed from Carrie Brown and Lillie Brown Olds dated September 24, 1998 and recorded September 25, 1998 at Book 11127, page 830, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1311 Second Avenue South, Nashville, TN 37210.

THIS CONVEYANCE INCLUDES an easement of record at Book 11127, page 823, in the Register's Office for Davidson County, Tennessee, and is subject to the 2002 Davidson County property taxes, which will be paid by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said MICHAEL TROY HALEY and LYDIABETH HALEY have hereunto set their signature, this 22nd day of February, 2002.

Davidson County DEEDWARR
Recvd: 04/15/02 12:39 2pgs
Fees:13.00 Taxes:148.15
20020415-0046298

MICHAEL TROY HALEY

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 MICHAEL TROY HALEY, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 22nd day of February, 2002.

NOTARY PUBLIC

My commission expires: 5-28-03

LYDIABETH HALEY

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 LYDIABETH HALEY, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 22nd day of February, 2002.

NOTARY PUBLIC

My commission expires: _____

MY COMMISSION EXPIRES NOVEMBER 26, 2005

PATRICK B. EAKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:
_____
_____
_____
_____