PREPARED BY ([redacted])

WILKINS & IVEY
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W & I Ref:(_____) Title No: 43807
Dav. Co. File: Box 8

[redacted]
RETURN TO:
TENNESSEE TITLE & ESCROW CO.
504 AUTUMN SPRINGS COURT #20
FRANKLIN, TN 37067

Davidson County DEEDWARR
Recvd: 09/04/02 15:32 2pgs
Fees:13.00 Taxes:579.05

20020904-0107241

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles A. Haynes 4802 Overcrest Drive Nashville, Tennessee 37211	CTX Mortgage Company, LLC 216 Centerview Drive, #233 Natchez Building Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 147-02-177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John E. McDowell and spouse, Katherine E. McDowell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles A. Haynes, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section I, Battery Crest Subdivision of Record in Book 2900, page 91, Register's Office for said County.

Said Lot No. 35 fronts 80 feet on the easterly margin of Overcrest Drive and extends back 153 feet on the northerly line and 207.69 feet on the southerly line to a broken line in the rear, measuring 139.02 feet thereon.

Being the same property conveyed to John E. McDowell and wife, Katherine E. McDowell by deed from Michael T. Christian and wife, Barbara B. Christian of record in Book 4928, page 669, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002d subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900, page 91, said Register's Office, which Plan shows a 40 foot minimum building setback line from Overcrest Drive, and 10 foot easement for public utility purposes along the rear line(s); a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot; Restrictions of record in Book 3072, page 429, Book 3098, page 290, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4208 Overcrest Drive, Nashville,, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2002.

John E. McDowell

Katherine E. McDowell

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2002 , before me the undersigned authority, personally appeared John E. McDowell Katherine E. McDowell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $156,500.00

GREGORY GORDON VICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Sworn and subscribed before me this the 30th day of August, 2002

Notary Public

My Commission Expires: 01/26/03