THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Grant W. Haynie, et ux
746 Fitzpatrick Road
Nashville, Tennessee 37214

MORTGAGEE:
None

Davidson County DEEDWARR
Recvd: 02/26/03 08:58 2pgs
Fees:13.00 Taxes:431.05
20030226-0025210

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 96-16
Parcel 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerry R. Lamb and Winnie L. Binkley, the sole heirs at law of Harvey J. Lamb and wife, Evelyn Lamb, both deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Grant W. Haynie and wife, Lynda A. Haynie,** hereinafter called the 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 Lot No. 51, Hickory Bend Subdivision, Section 5, as of record in Book 3600, Page 45, Register's Office for said County.
>
> Said Lot No. 51 fronts 85 feet along the westerly margin of Fitzpatrick Road and runs back 81.1 feet on the northerly line and 134.9 feet on the southerly line to a broken line at the rear measuring 107.5 feet thereon.
>
> Being the same property conveyed to Harvey J. Lamb and wife, Evelyn Lamb, by deed from Charles C. Patrick and wife, Jo Ann R. Patrick, as of record in Deed Book 4317, page 684, Register's Office for Davidson County, Tennessee. Harvey J. Lamb died on September 12, 1975, and Evelyn Lamb died on February 13, 2001, leaving Jerry R. Lamb and Winnie L. Binkley as their sole heirs at law. (See Affidavit of Heirship attached) IN # 20030226-0025209

This is improved property known as 746 Fitzpatrick Road, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3642, page 478, and easements and covenants and conditions as shown on the Plan of record in Plat Book 3600, page 45, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 we do covenant with the said Grantees 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 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 our hands this 20th day of February, 2003.

JERRY R. LAMB

WINNIE L. BINKLEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry R. Lamb and Winnie L. Binkley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 20th day of February, 2003.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 10-26-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$116,500.00.**

AFFIANT

Subscribed and sworn to before me
this 20th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 10-26-03