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Davidson County DEEDWARR
Recvd: 05/15/03 15:14 3pgs
Fees:18.00 Taxes:499.13
20030515-0066790

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Scott Parmenter
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2003.

Notary Public

My Commission Expires: 11.22.05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott Parmenter and wife, Barbara Parmenter
1400 Ardee Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 072-040-196.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harold G. Haynes and Karen S. Haynes** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott Parmenter and wife, Barbara Parmenter,** hereinafter referred to as 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. 21, the west part of Lot. No. 20, the north part of Lot. No. 22, and the northwest part of Lot. No. 19. of Block "F" on the Plan of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, and described according to a survey made by Watkins & Murray, Surveyor, Nov. 15, 1956, as follows;

BEGINNING at the southwest intersection of Sunnymeade Drive and Ardee Avenue, as now located; thence with the margin of Sunnymeade Drive, westerly 224 feet to a point at the northwest corner of Lot. No. 21; thence along the west line of Lot. Nos. 21 and 22, southerly 100 feet to a stake; thence easterly 261 feet to the west margin of Ardee Avenue, as now located; thence with the margin of the same, northwesterly 110 feet more or less, to the point of beginning.

Being the same property conveyed to Harold G. Haynes and wife Karen S. Haynes by Quitclaim Deed from Harold G. Haynes, of record at Instrument No. 2002 010400 01674, Register's Office for Davidson County, Tennessee, dated December 4, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6529, Page 572, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and Storm Drainage of record in Book 4044, Page 549, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1400 Ardee Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of May, 2003.

Harold G. Haynes

Karen S. Haynes
by Harold G. Haynes
Atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold G. Haynes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2003.

Notary Public

My Commission Expires: 11.22.05

07946-BW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of May, 2003, before me personally appeared Harold G. Haynes, to me known to be the Attorney-in-Fact of Karen S. Haynes and is authorized by Karen S. Haynes to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

My commission expires: 11-22-05

DONALD R. [illegible]
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

07946-BW