ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Sabrina A. Hayes James E. Hayes ~~317 Elberta Street~~ 4326 Maxwell Rd. ~~Nashville, TN 37210-4929~~ Antioch TN 37013	New Owner	MAP and PARCEL 119-5 175

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 08/01/03 13:22 2pgs
Fees:13.00 Taxes:444.00

20030801-0109397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ron Truett, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sabrina A. Hayes and James E. Hayes, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Re-Subdivision of certain lots in Block No. 27, Etc., in Cumberland Nurseries, of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ron Truett by Warranty Deed dated September 29, 1995, from John W. Burgess, an unmarried person, of record in Book 9824, Page 536, Register's Office for Davidson County, Tennessee.

This is property with a common address of 317 Elberta Street, Nashville, TN 37210-4929.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 161, Page 139, said Register's office and all matters therein.

Vickie L. Truett, spouse of Ron Truett, hereby joins in this conveyance to convey any and all rights s/he may have in said property including but not limited to any marital rights therein. Ron Truett is one and the same person as Ronald Truett.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,000.00

Affiant

Subscribed and sworn before me this 31st day of July, 2003.

Notary Public

My Commission Expires: 1/28/2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **July, 2003.**

Ron Truett

Ron Truett

Vickie L. Truett by Ronald Truett attorney in fact.

Vickie L. Truett by Ronald Truett
attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ron Truett, a married person** , with whom I am personally acquainted, or who 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 this **31st** day of **July, 2003.**

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires JAN 28, 2006
My Commission Expires: 1/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July 2003, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ronald Truett,** with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Vickie L. Truett,** and is authorized by her to execute this instrument on her behalf by virtue of a Durable Power of Attorney recorded simultaneously herewith in Instrument Number 20030801-0109396, said Register's Office.

Witness my hand and official seal at office, this 31st day of July, 2003.

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/28/2006
My Commission Expires JAN. 28, 2006

File No. 0307S254.wd