THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21805-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, 6th day of October, 2003. Notary Public Davidson County DEEDWARR Recvd: 10/08/03 12:07 2pgs Fees:13.00 Taxes:647.50 20031008-0149420

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

WARRANTY DEED

Address New Owner: Tammie L. Bain 5577 Knob Road Nashville, TN 37209	**Send Tax Bills To:** First Horizon Home Loan 4000 Horizon Way Irving, TX 75063	**Tax Information:** Map No.103.06 Parcel No. 217.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward A. Hadley and wife, Jennifer P. Hadley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammie L. Bain** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at **5577 Knob Road, Nashville, TN, 37209**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of October, 2003.

Edward A Hadley — Jennifer P. Hadley

Edward A. Hadley **Jennifer P. Hadley**

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward A. Hadley and wife, Jennifer P. Hadley**, with whom I am personally acquainted (or 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, at office, this 6th day of October, 2003.

Notary Public

My Commission Expires:
9-30-06

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Brookside Court as of record in Plat Book 1424, page 145, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Edward A. Hadley and wife, Jennifer P. Hadley by deed dated September 19, 1994 from N. Carter Andrews, Jr, Trustee of record in Book 9471, page 127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of Brookside Court of record in Plat Book 1424, page 145, Register's Office for Davidson County, Tennessee.
4) Easements Driveway Agreements of record in Book 5302, page 822; Book 5304, page 998 and Book 5319, page 69, Register's Office for Davidson County, Tennessee.