WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-7500 Fax: (615) 883-7515

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2.19.04

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Williams	SAME	**061-05-017.01**
(NAME)	(NAME)	
520 Maplewood Lane	SAME	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37027	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lawrence E. Hayes, d/b/a Sonnyboy Enterprises**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Williams and Kimberly Hanserd, joint tenancy**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT A

Being the northerly part of Lot No. 11 on the Map of D.H. Thompson's Subdivision of the Maplewood Farm, not recorded, described as follows:
Beginning at a point in the center line of Maplewood Lane at the corner of Lots 10 and 11; thence with the line between said Lots South 5 degrees 36' West 300 feet to a point; thence North 85 degrees 52' West 90 feet to an iron pin; thence North 5 degrees 36' East 300 feet to a point in the center line of Maplewood Lane; thence along said center line South 85 degrees 42' East 90 feet to the point of beginning.

Being the same property conveyed to Lawrence E. Hayes, d/b/a/ Sonnyboy Enterprises by Deed from Willie L. Perkins, unmarried dated November 22, 2002, of record in Instrument No. 200211260146630, Register's Office for Davidson County, Tennessee.

This is improved ☒ unimproved property, known as **520 Maplewood Lane, Nashville, TN 37027**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/my hands this **February 19, 2004**.

Lawrence E. Hayes, d/b/a Sonnyboy Enterprises

By: Lawrence E. Hayes

Attest: D/B/A Sonnyboy Enterprises

Davidson County DEEDWARR
Recvd: 02/25/04 10:37 2pgs
Fees:13.00 Taxes:629.00

20040225-0021302

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Lawrence E Hayes the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 2-18-04.

Commission expires:

Notary Public

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006