This Instrument Prepared By:
Sam Sawyer, Attorney at Law
501 North Jackson Street
Tullahoma, Tennessee 37388

Real Property Tax Responsibility & Owner:
Mr. Jason M. Gardner
721 Groves Park Rd
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 03/16/04 09:26 2pgs
Fees:13.00 Taxes:314.50

Tax Information:

083-07-0-153

20040316-0029615

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, **Ricky Hayes and Cassandra A. Hayes,** have bargained and sold and by these presents do hereby transfer and convey unto **Jason M. Gardner**, hereinafter referred to as "GRANTEE", his heirs and assigns, a certain tract or parcel of land in District of Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Rolling Acres No. Two, Section One, as of record in Book 1424, Page 45, Register's Office. Beginning at a point in the southerly margin of Tillman Street, at the common corner of Lots 56 and 57; thence with the line between said lots, southerly 115.1 feet to the corner of Lot 55; thence with the line between Lots 55 and 56, easterly 114.95 feet to the westerly margin of Groves Park Road; thence with the margin of the same northerly 80 feet to the beginning of a curve; thence around said curve northwesterly 27.57 feet to the southerly margin of Tillman Street; thence with the margin of the same westerly 78.7 feet to the beginning.
>
> Being the same property conveyed to Ricky Hayes and Cassandra A. Hayes by deed dated July 17, 2000, of record as Instrument No. 20000808-0078579, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever.

AND WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 9 day of March, 2004.

Ricky Hayes
Ricky Hayes

Cassandra A Hayes
Cassandra A. Hayes

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, **Ricky Hayes and Cassandra A. Hayes**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 9 day of March, 2004.

Notary Public

My commission expires: 2-4-07

HELEN JOE DEBELLIS NOTARY PUBLIC AT LARGE COFFEE CO., TENN.

I/we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 85,000 – , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 9 day of March, 2004.

Notary Public

My commission expires: 2-4-07

HELEN JOE DEBELLIS NOTARY PUBLIC AT LARGE COFFEE CO., TENN.