Davidson County DEEDWARR
Recvd: 03/31/04 15:18 2pgs
Fees:13.00 Taxes:851.00

20040331-0036447

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$230,000.00
|X _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF March, 2004.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Mark Hayman 709 Lakeridge Way Nashville, TN 37214	First Horizon Home Loans 4000 Horizon Way Irving, TX 75063	Map 109.01, Group A Parcel 53.00-CO

For and in 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,

Sewell W. Davis and wife, Linda B. Davis

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John Mark Hayman, a single person

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 14, ON THE PLAN OF LAKERIDGE, FIRST REVISION, PHASE THREE, OF RECORD IN PLAT BOOK 9700, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SEWELL W. DAVIS AND WIFE, LINDA B. DAVIS BY DEED FROM FRANK BATSON HOMES, INC., DATED MARCH 19, 1999, AND OF RECORD IN BOOK 11394, PAGE 515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 373, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 9669, Page 715, Register's Office for Davidson County, Tennessee.
4) Property is subject to Lakeridge, First Revision, Phase Three, a Planned Unit Development, of record in Book 9700, Page 373, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9669, Page 738, said Register's Office.
5) Property is subject to Articles of record in Book 9762, Page 946, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 709 Lakeridge Way, Nashville, TN 37214
(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 hand(s) this 26th day of March, 2004.

Sewell W. Davis _____ Linda B. Davis _____

Sewell W. Davis

Linda B. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sewell W. Davis and wife, Linda B. Davis, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076