03

Realty Title 48-A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2040065

Davidson County DEEDWARR
Recvd: 04/26/04 08:59 2pgs
Fees:13.00 Taxes:702.63
20040426-0046825

Send Tax Bills To:
Union Planters Bank, N.A.
P.O. Box 2127
Memphis, TN 38101-2127

New Owner is: (Robin H. Haley)
128 40th Ave. North
Nashville, TN 37209

MAP: 104-01-184.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sarah S. Timm (formerly known as Sarah S. Flynn) and husband, Josh Timm,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said**Robin H. Haley** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 34 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the easterly side of 40th Avenue North, and runs back between parallel lines, with the northerly margin of Nebraska, formerly Grand Avenue 160 feet to an alley.

Being the same property conveyed to Sarah S. Flynn from Aubrey Taylor (now deceased) and wife, Georgia Lyle Taylor by Warranty Deed dated April 5, 2002 and recorded April 8, 2002 in Instrument No. 200204080042402, Register's Office for Davidson County.

This conveyance is subject to Easement of record in Book 3816, page 130 and all matters of record on plat in Plat Book 421, page 109, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of April, 2004.

GRANTOR:

Sarah S. Timm

Sarah S. Timm

Josh Timm

Josh Timm

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sarah S. Timm (formerly known as Sarah S. Flynn) and husband, Josh Timm**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of April, 2004.

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $. 189,900.00

Rita C Barber

Affiant

SWORN TO and subscribed before me this 7 day of April, 2004.

NOTARY PUBLIC

My commission expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.