THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22722-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2004. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires

WARRANTY DEED

Address New Owner: Harry E. Lawrence 1330 5th Avenue North Nashville, TN 37208	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.082.09-0 Parcel No. 254.00

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, **Grant W. Haynie and wife, Lynda A. Haynie**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harry E. Lawrence, married** ("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 707 Monroe Street, Nashville, TN 37208

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 27th day of April, 2004.

Grant W. Haynie

Lynda A. Haynie

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Grant W. Haynie and Lynda A. Haynie**, 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 27th day of April, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/07/04 14:02 2pgs
Fees:13.00 Taxes:832.50

20040507-0052395

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly fifty feet of the northerly forty feet of Lot No. 42 and the easterly fifty feet of Lots Nos. 43 and 44 on the Plan of the addition of D.T. McGavock's Estate, as of record in Plan Book 1, Page 33, of the Chancery Court at Nashville.

Said parts of Lots Nos. 42, 43, and 44, front fifty feet on the southerly side of Monroe Street and run back between parallel lines with the westerly margin of an alley 140 feet to an alley in the rear.

Being the same property conveyed to Grant W. Haynie and wife, Lynda A. Haynie by deed dated 01/18/2000 from Nancy Hardaway, unmarried of record in Instrument No. 20001190006228 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record in Plan Book 1, page 33, Chancery Court at Nashville.