Box 17

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Bank of America
2727 S. 48th Street
~~Tempe, AZ 85282-3~~184

MAP PARCEL NUMBERS
160-140-B-117.00CO

Davidson County DEEDWARR
Recvd: 06/04/04 11:02 2pgs
Fees:13.00 Taxes:306.73
20040604-0066029

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th** day of **May, 2004**, by and between **Rose R. Dunn and husband, James Dunn**, party of the first part, and **Jeff Haley,** unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$82,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood County of Davidson, State of Tennessee:

BEING Unit Number 5821 of Brentwood Trace Condominiums, a horizontal property regime established by 2nd Revision of Master Deed of record in Book 5524 at Page 5200 at Page 219 and revised in Plat Book 5200, Page 230 and Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to to Rose R. Dunn, Married by Warranty Deed from Dean Kirby and wife, Judith R. Kirby of record in Instrument No. #20020617-0073173, Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded June 17, 2002.

The improved property is also known as 5821 Brentwood Trace, Brentwood, TN 37027

James Dunn joins in the conveyance to relinquish any rights he may have in and to the property herein descrived by virtue of his marriage to Rose R. Dunn

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Rose R Dunn
Rose R. Dunn

James Dunn by Rose R. Dunn, Attorney in Fact
James Dunn by Rose R. Dunn, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rose R. Dunn** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **26TH** day of **May, 2004.**

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES MAY 29, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rose R. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of James Dunn as his Attorney in Fact as the free act and deed of the within named James Dunn.

Witness my hand and official seal at Nashville, Tennessee, the 26th day of May 2004.

My Commission Expires:
3-26-05

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$82,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **26th** day of **May, 2004.**

Notary Public
My Commission Expires: 3-26-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS:
5821 Brentwood Trace
Brentwood, TN 37027

New Owner:
Jeff Haley