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. 23207-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,500.00. Affiant Subscribed and sworn to before me this 13th day of August, 2004. NOTARY PUBLIC AT LARGE My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public J. Michael Morgan

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John W. Downey 5672 Kendall Drive Nashville, TN 37209	New Owner	Map No.103.06-0 Parcel No. 001.00

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, **Laura Leigh M. Haynes and William Anderson Haynes**, wife and husband ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John W. Downey, unmarried** ("Grantee"), his 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 5672 Kendall Drive, Nashville, TN 37209

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 13th day of August, 2004.

William Anderson Haynes

Laura Leigh M. Haynes

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Anderson Haynes and Laura Leigh M. Haynes**, 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 13th day of August, 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: 08/18/04 10:25 2pgs
Fees:13.00 Taxes:812.15

20040818-0099728

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Laura Leigh M. Haynes etvir William Anderson Haynes by Deed dated 10/13/95 from Susan Camille West Carney, married, formerly known as Susan Camille West of record in Book 9829, page 745, 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 Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 47, Register's Office for Davidson County, Tennessee.