WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Burroughs	Alan Burroughs	130-08
(NAME) 4334 Sneed Road	(NAME) 4334 Sneed Road	55.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HARMON J. HAYS, JR., AND WIFE, ANNETTE HAYS; AND JAMES HATCHER HAYS, AN UNMARRIED PERSON;** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN BURROUGHS, A MARRIED 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 the southerly one half of Lot No. 20, Belle Meade Annex Subdivision, as shown record in Plat Book 547, page 66, of the Register's Office of Davidson County, Tennessee. Said part of Lot No. 20 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Harmon J. Hays, Jr., and James Hatcher Hays, individually by Executor's Deed from Harmon J. Hays, Jr., and James Hatcher Hays, Co-Executors of the Estate of Mary Frances Clements, deceased, dated June 14, 2004, recorded August 3, 2004, in Inst. No. 20040617-0071946, and re-recorded in Inst. No. 20040803-0092624, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) water easement of record in Book 1157, Page 86, said Register's Office; (c) sewer easement of record in Book 4155, Page 546, said Register's Office (d) all matters appearing on the plan of record in Book 547, page 66, said Register's Office; and (e) restrictive covenants of record in Book 909, page 72, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 4330 Sneed Road, Nashville, TN 37215
(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 hands this 31st day of August, 2004.

James Hatcher Hays
James Hatcher Hays

Harmon J. Hays Jr. by James Hatcher Hays
Harmon J. Hays, Jr., by James Hatcher Hays as Attorney in Fact

Annette Hays by James Hatcher Hays
Annette Hays, by James Hatcher Hays as Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/01/04 12:15 2pgs
Fees:13.00 Taxes:1409.70

20040901-0105817

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 **James Hatcher Hays**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires:

Notary Public

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 **James Hatcher Hays**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Harmon J. Hays, Jr.**, and who acknowledged that he executed the same as the free act and deed of **Harmon J. Hays, Jr**.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires:

Notary Public

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 **James Hatcher Hays**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Annette Hays**, and who acknowledged that he executed the same as the free act and deed of **Annette Hays**.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires:

Notary Public