THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Harvey Jaynes 107 Ensley Avenue Old Hickory, TN 37138	Same	44-5 – 125.00

FOR AND IN 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 Nick Martin, Trustee for the 107 Ensley Avenue Land Trust, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey to Harvey Jaynes, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 81 on the Map of the Subdivision of Rayon City Development Company of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 50 feet on the northerly side of Davis Avenue and runs back between parallel lines 140 feet to a dead line and measures 50 feet at the rear.

Being the same property conveyed to Nick Martin, Trustee for the 107 Ensley Avenue Land Trust from M&S Properties by deed dated 11/21/95 of record in Book 9867, page 691, said Register's Office.

This is improved property known as: 107 Ensley Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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. Whenever 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 2 day of SEPT. 2004.

Davidson County DEEDWARR
Recvd: 09/16/04 14:09 2pgs
Fees:13.00 Taxes:277.50
20040916-0111775

Nick Martin Trustee
Nick Martin, Trustee for the
107 Ensley Avenue Land Trust

Nick Martin
Nick Martin, Individually

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nick Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd, day of September 2004.

My commission expires:

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007

Mary K Reed
NOTARY PUBLIC

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF: Tennessee
COUNTY OF: Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nick martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Trustee of 107 Ensley Avenue Land Trust a Land Trust, the within named bargainor, and that he as such Trustee of 107 Ensley Avenue Land Trust, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Trustee of 107 Ensley Avenue Land Trust.

Witness my hand and official seal at office this 2nd, day of September 2004.

My commission expires:

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007

Mary K Reed
NOTARY PUBLIC

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me this 2nd day of September, 2004.

My Commission Expires:

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007

Mary K Reed
NOTARY PUBLIC

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE