RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/11/04 11:04 2pgs
Fees:13.00 Taxes:617.90
20041111-0135841

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2004.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTY M. HAYNES 3205 River Walk Drive Nashville, Tennessee 37214	Same as new owner	85-12-0-A-52

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY SEVEN THOUSAND AND NO/100 ($167,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DANIEL J. CANTER and PATRICIA A. CANTER, Husband and Wife,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **CHRISTY M. HAYNES and husband, CHRISTOPHER HAYNES,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 46 on the Plan of Rivers Edge, Section Three of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel J. Canter and Patricia A. Canter, Husband and Wife, by Warranty Deed from Fox Ridge Homes, Inc., of record in Instrument No. 20001120-0114709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Book 9700, page 689; to restrictive covenants of record in Book 9280, page 334 and In Book 11098, page 1; to By-Laws of record in Book 9280, page 334 and in Book 11098, page 21; to an easement of record in Book 9857, page 77; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3205 River Walk Drive, Nashville, Tennessee 37214..

PAC
DJC

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 25th day of October, 2004.

Daniel J Canter
DANIEL J. CANTER

Patricia A. Canter
PATRICIA A. CANTER

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, a Notary Public, Daniel J. Canter and Patricia A. Canter, 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 and seal, this the 25th day of October, 2004.

Jacqueline G Brown
Notary Public

My commission expires:

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE