Return to: First Title and Escrow Company, Inc.
File Number 23721 File Box 9B

WARRANTY DEED

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2004

Notary Public

MY COMMISSION EXPIRES: 2/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Co., 750 Old Hickory Blvd. Ste. 165, Brentwood,TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Floyd (NAME)	Suntrust Mortgage (NAME) 201 4th Avenue North 7th Floor	105
801 Benton Ave. (ADDRESS)	(ADDRESS)	10
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	163,164,166

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, Sarah Haynie, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Floyd and Melissa R. Bolles, both unmarried

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:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Unit No. in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Daividson County, Tennessee, to which reference is hereby made. The easements,restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429-0048817, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING THE SAME PROPERTY conveyed to Sarah Haynie by deed dated 6/7/04 of record in Instrument #20040615-0070587, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 801 Benton Ave. Nashville, TN 37204 (105-10-163,164,166)

unimproved ( )
This is improved (X) property, known as 801 Benton Ave., Nashville, TN 37204
(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 my hand this 17th day of December 2004

Sarah Haynie

Davidson County DEEDWARR
Recvd: 12/28/04 14:32 2pgs
Fees:13.00 Taxes:599.40

20041228-0153146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Haynie, an unmarried woman

the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 17th day of December, 2004.

Commission expires 2/20/08

Notary Public

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public