Davidson County DEEDWARR
Recvd: 03/07/05 08:07 2 pgs
Fees:13.00 Taxes:334.85
20050307-0024503

THIS INSTRUMENT PREPARED BY:
WM. BARRY WOOD, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
615.259.9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Ronald J. Haislip 2624 Nolensville Road Nashville, TN 37211	Same	Map Parcel 119-09-42

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Five Hundred Dollars and no/100 ($90,500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John E. Elder, III and wife, Mary Katherine Elder (the "Grantors") has bargained and sold and by these presents does transferred and convey, Ronald J. Haislip (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 46 on the Revised and Corrected Plan of Thompson & Ring's Subdividsion of Edenwold Park, as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description of said lot.
>
> Being the same property conveyed to John E. Elder, III by deed from Harriet F. Puckett of record in Book 7039, Page 423, Register's Office for Davidson County, Tennessee commonly known as 2722 Grandview Avenue, Nashville, Tennessee 37211.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 2005 real property taxes, which have been prorated and are assumed by the Grantees.
2. By acceptance of the deed, Grantees acknowledge that they have satisfied themselves as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and rood; and Grantees acknowledge that the property herein conveyed is being is being conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as to Permitted Exceptions or as otherwise set forth herein. And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, I have set our hands on this 28th day of February, 2005.

John E. Elder, III

Mary Katherine Elder

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, **John E. Elder, III and Mary Katherine Elder**, the within named bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of February, 2005.

KATHLEEN M. TRENTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/24/2009

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,500.00.

AFFIANT

Sworn to and subscribed before me
this 1st day of March 2005.

Notary Public
My Commission Expires: 1/24/2009

KATHLEEN M. TRENTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY