THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/17/05 09:45 2 pg:
Fees:13.00 Taxes:101.75

20050317-0029309

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO
Andrew Starks 4003 Lafayette Street Old Hickory, TN 37138	same	63-08-45

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, Veronica Bender as executrix of the Estate of James Hayes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew K. Starks, 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 Nos 2, 4, 6, 8 and 10 in Block X, of the Hadley Bend Subdivision of the Hulm Tract in the 4th Civil District of Davidson County, Tennessee, a map of which is recorded in Book 421, page 120, Register's Office, Davidson County, Tennessee, to which said map reference is hereby made for a more complete description.

Being the same property conveyed to Ollie Belle Logue Hayes and husband James Hayes, by deed from John Logue of record in Book 1019, page 146, Register's Office, Davidson County, Tennessee. The said Ollie Belle Logue Hayes having predeceased James Hayes. The said James Hayes having since died.

This is improved property known as: 4003 Lafayette Street, 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 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. 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 _____ day of _____, 2005.

Veronica Bender Ex.
Veronica Bender, executrix

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Veronica Bender, executrix with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 4th day of March, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 27,500.00

Andrew K Starks
Affiant

Subscribed and sworn to before me this 4th day of March, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE