Davidson County DEEDWARR
Recvd: 04/07/05 10:50 2 pgs
Fees:13.00 Taxes:1758.80
20050407-0038289

PREPARED BY AND RETURN TO:

HARRIS TITLE & ESCROW, LLC

40 Burton Hills Boulevard
Suite 150
Nashville, Tennessee 37215
T: (615) 665-9766
F: (615) 665-9767
admin@harristitle.com

File #053009

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Betty Lamar 61 Wyn Oak Nashville, TN 37205	Betty Lamar 61 Wyn Oak Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: MAP 104-14-G, PARCEL 77

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (TEN DOLLARS), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia K. Haynes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty Lamar**, a single person, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the revised plan of Whitworth, Phase I, of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph M. Haynes and spouse, Virginia K. Haynes, by deed from JoAnn H. Patterson, a single person of record in Book 8984, page 564, Register's Office for Davidson County, Tennessee. The said Joseph M. Haynes having since died.

This conveyance is made subject to taxes for the year of 2005, a lien not yet due and payable; all matters shown on the Plan of Whitworth, Phase I of record in Plat Book 7900, Pages 140-144; terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations of Covenants, Conditions and Restrictions of Whitworth, Phase I of record in Book 8026, Page 305, Book 8047, Page 243, as amended and supplemented in Book 8282, Page 45, as amended in Book 9144, Page 153, as amended and supplemented in Book 9778, Page 27, Book 10503, Page 139; By-Laws of record in Book 8026, Page 335, as amended as Instrument No. 20020812-0097386; Conveyance of common areas and roadways to Whitworth Homeowners Association by Quitclaim Deed of record in Book 9778, Page 29; - all of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 61 Wyn Oak, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

GRANTOR COVENANTS with Grantee, her heirs, and assigns, that said Grantor is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as indicated in this document.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend title to said land to said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of March, 2005.

Virginia K. Haynes

Virginia K. Haynes

ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Jefferson

Before me, the undersigned Notary Public, personally appeared, Virginia K. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of March 2005.

Melissa D. Wilson

Notary Public

MELISSA D. WILSON NOTARY PUBLIC ALABAMA STATE AT LARGE

My commission expires: MY COMMISSION EXPIRES JUNE 27, 2005.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $475,350.00.

Chris D. Welday

Affiant

Sworn and subscribed before me this 30 day of March, 2005.

Mary Jayne Masters

Notary Public

Mary Jayne Masters
Notary Public At Large
Davidson County
Tennessee
My commission expires
September 22, 2007

My commission expires

TAI