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

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Christina Trammel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of April, 2005.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires:

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

Davidson County DEEDWARR
Recvd: 05/12/05 13:52 2 pgs
Fees:13.00 Taxes:425.50
20050512-0053809

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
Christina and Lewis Trammel 1108 Hayesboro Avenue Nashville, TN 37216	Same as new owner	**061-03-0-198**

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand Dollars and Zero Cents ($115,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **John W. Bryan,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Christina Trammel and husband, Lewis Trammel** 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:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO 3 ON THE PLAN OF HAYESBORO ESTATES, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF HAYESBORO RD AT A POINT 130 FT E OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIAM E BINKLEY AND WIFE, BY DEED FROM AREENA R TIMBERLAKE ET AL, OF RECORDED IN BOOK 1422, PAGE 187, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LT NOS 2 AND 3, THENCEWITH SAID ROAD,EASTWARDLY 65 FT TO THE CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 202.2 FT; THENCE WESTWARDLY 65 FT TO THE

CORNER OF SAID LOT NO 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 202.2 FT TO THE BEGINNING.

Being the same property conveyed to JOHN W. BRYAN FROM LYNDA G PATTON , by Deed dated 2-23-00, of record INSTRUMENT NO 200002230017925, in the Office of the Clerk of DAVIDSON County, Tennessee.

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 2005 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 13th day of April, 2005.

John W. Bryan

John W. Bryan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, , being by me and duly sworn (or affirmed), 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 13th day of April, 2005.

Notary Public

My commission expires: 1/28/06

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE
DAVIDSON, TN