40-A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John R. Long, et ux	Suntrust Mortgage, Inc.	Map 117-4
3776 Isabella Avenue	PO Box 305110	Parcel 405
Cincinnati, OH 45209	Nashville, TN 37230-5110	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Arthur Eugene Hayes, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John R. Long and wife, Lindsley W. Long** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 132 on the Plan of Victoria Place as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said easterly 60 feet of Lot No. 132 fronts 60 feet on the southerly margin of Cedar lane and runs back 195.5 feet on the westerly line and 191.3 feet on the easterly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Arthur Eugene Hayes by deed from Howard Hayes, James Thomas Hayes, Elizabeth Hayes, Ophelia Hayes Spencer and Callie Hayes Nolen, as of record in Book 5553, page 333, said Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters shown on the Plan of record in Book 332, page 10, Register's Office.

This is improved property commonly known as 1507 Cedar Lane, Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/31/05 15:41 2 pgs
Fees:13.00 Taxes:995.30
20050531-0061219

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

The actual consideration or value, whichever is greater for this transfer is $269,000.00.

John R. Long by John T. Wellborn

Affiant

Subscribed and sworn to before me this 27th day of May, 2005.

Catherine H. Gwyn

Notary Public

My Commission Expires: 1/24/09

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of May, 2005.

Arthur Eugene Hayes

Arthur Eugene Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2005, before me personally appeared Arthur Eugene Hayes to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 3-31-07