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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 11:56 3 pgs
Fees:18.00 Taxes:473.60
20050601-0061708

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 10/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florence Hayes (NAME)	Same As New Owner (NAME)	MAP 072-07-0
1256 Kenmore Place (ADDRESS)	(ADDRESS)	PARCEL 146.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Emelina Lockhart , an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Florence Hayes and Cheryl Hayes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the south side of Kenmore Place (formerly Warner Avenue) 600 feet more or less west of the west margin of Oxford Street (formerly Lanier Street) and being more particularly described as follows:

BEGINNING on an iron pin located on the south margin of Kenmore Place, said iron pin being the northeast corner of herein described Lot No. 68 of Kenmore Place as evidenced in Plat Book 332, page 32, and 33 in the Register's Office of Davidson County, Tennessee, and being the northwest corner of Lot 67, thence; 1.) leaving said margin and with the line common to Lot 67 and the property herein described S 06-10-00 W a distance of 250.00 feet to an axle being the southeast corner of herein described and being the southwest corner of Lot 67, thence; 2.) leaving said line and with the line common to Lot 55 and the property herein described N 83-09-00 W a distance of 99.74 feet to an axle being the southwest corner of herein described lot and being the northwest corner of Lot 55, and being the southeast corner of Lot 69, thence; 3.) leaving said line and with the line common to Lot 69 and the property herein described N 06-06-25 E a distance of 250.00 feet to an iron pin located on the south margin of Kenmore Place, said iron pin being the northwest corner of the herein described lot and being the northeast corner of Lot 69, thence; 4.) along the south margin of Kenmore Place S 83-09-00 E a distance of 100.00

CONTINUED

unimproved ( )
This is improved (X) property, known as 1256 Kenmore Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 27th day of May, 2005

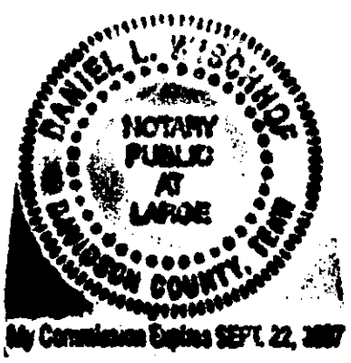
Emelina Lockhart
By: Emelina Lockhart

Peggy Ann Sweat, Attorney-in-fact
Peggy Ann Sweat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2005, before me the undersigend, a Notary Public in and for said County and State, personally appeared, Peggy Ann Sweat, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Emelina Lockhart, a/k/a Emelina Santana Lockhart, the within named bargainor, as her attorney in fact, and being authorized so to do, acknowledged that she executed the same as the free act of Emelina Lockhart, a/k/a Emelina Santana Lockhart.

Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of May, 2005.



NOTARY PUBLIC

My Commission Expires: 09/22/07

LEGAL DESCRIPTION CONTINUATION

feet to an iron pin, the beginning, and containing 0.573 acres, more or less, according to a survey by Jessie E. Walker, RLS, PE, dated 06-22-92.

BEING the same property conveyed to Harold G. Lockhart and wife, Emelina Lockhart by Warranty Deed from Pamela M. Tillman, of record in Book 8675, page 841, Register's Office for Davidson County, Tennessee. (Harold G. Lockhart, having since died).

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Peggy Ann Sweat executed this instrument on behalf of Emelina Santana Lockhart pursuant to a Durable Power of Attorney which is being recorded herewith at Instrument No. * , R.O.D.C., TN

Emelina Lockhart and Emelina Santana Lockhart, being one and the same person.

* 20050601-0061707