Davidson County DEEDWARR
Recvd: 06/09/05 13:59 2 pgs
Fees:13.00 Taxes:643.80

20050609-0066148

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me, this 26th day of May, 2005.

Notary Public
My commission expires: 2/6/2007

08-0505-90549

Address of New Owner:	Send Tax Bills to:	Tax Information
Kent Allen Willgues, Jr. 4711 Tanglewood Drive Nashvillle TN 37216	New Owner	61-04-0 120

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, George H. Haynes and wife, Sharon R. Haynes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kent Allen Willgues, Jr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Mrs. McGaughey's Subdivision of part of Tract 3 of A.J. McGaughey's Second Hayesboro Subdivision, not of record, described according to a survey made by John Kohl, Surveyor, September 9, 1968, as follows:

BEGINNING on the westerly margin of Tanglewood Drive, at the southeasterly corner of the property conveyed to James B. Gleaves and wife, by deed from D. L. Jensen and wife, of record in Book 1536, page 517, Register's Office for said County, being the corner of Lots Nos. 1 & 19; thence with the lines between said two lots, westwardly 109 feet to the corner of Lots Nos. 1, 2, 19; thence with the line between Lots Nos. 2, 3, 4, and 19, southwestwardly 265 feet to the corner of Lots Nos. 4, 6, 7, 18, and 19; thence with the line between said Lots Nos. 18 and 19, eastwardly 298 feet to the westerly margin of Tanglewood Drive; thence with the same, northwardly 115 feet to the beginning.

Being the same property conveyed to George H. Haynes and wife, Sharon R. Haynes by deed from O.L. Patterson, Jr. and wife, Geneva L. Patterson, of record in Book 4274, page 637, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4711 Tanglewood Drive, Nashvillle, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of May, 2005.

George H. Haynes

Sharon R. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George H. Haynes and Sharon R. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 26th day of May, 2005.

State of Tennessee at Large

PATRICIA D. PHARRIS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission expires 2/6/2007