Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/30/05 15:52 2 pgs
Fees:13.00 Taxes:1785.25
20050630-0075679

39-B
File #05-1241

1 of 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of 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 Eugene A. Birke and Anne V. Collins, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Raymond S. Hayles, Jr. and wife, Krystyna M. Hayles, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Map of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 114 fronts 195.31 feet along the northerly margin of Van Leer Drive and extends back between lines 218.75 feet on the east line and 219.98 feet on the west line to a dead line in the rear on which it measures 205.5 feet.

Being the same property conveyed to Eugene A. Birke and Anne V. Collins, by deed dated December 16, 1975, of record in Book 4980, page 881, Register's Office for Davidson County, Tennessee.

Anne V. Collins is now known as Anne V. Birke by virtue of her marriage to Eugene A. Birke.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 936 Van Leer Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2005

Eugene A. Birke

Anne V. Collins Birke

State of Tennessee)
County of Davidson)

On this 27th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eugene A. Birke and Anne V. Collins Birke, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 482,500.00.

X _____
Affiant

Sworn and subscribed before me on this the 27th day of June, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Raymond S. Hayles, Jr.	First Horizon Home Loan Corp.	132-13-21
936 Van Leer Drive	P.O. Box 146	
Nashville, TN 37220	Memphis, TN 38101	