03

WARRANTY DEED

Kathy Tittle 48-A

THIS INDENTURE, made and entered into this 8th day of July, 2005, by and between **DENA SCEARCE, unmarried,** party of the first part, and Mark Haining and wife, Gina Haining . party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

THE EASTERLY 50 FEET OF LOT 12 AND THE WEST MOST 3 FEET OF LOT NUMBER 11 ON THE PLAT OF THE SUNSET PARK PLAN, as shown on plat of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Dena Scearce, unmarried, from Karen Vloedman Cassidy and Steve Cassidy, wife and husband, by virtue of Warranty Deed as recorded on 04-05-2001 in Instrument Number 20010405-0033493, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of SUNSET PARK, as recorded in Plat Book 332, Page(s) 132, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Dena Scearce

Dena Scearce

Davidson County DEEDWARR
Recvd: 07/26/05 14:54 2 pgs
Fees:13.00 Taxes:1224.70

20050726-0087010

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Dena Scearce,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 29th day of May, 2005.

Notary Public

My commission expires:
01-14-08

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $331,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8th day of July, 2005.

Notary Public

My commission expires:
7/29/07

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
2710 West Linden
Nashville, TN 37212

MAIL TAX NOTICES TO:

1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257

NAME AND ADDRESS OF PROPERTY OWNERS:
Mark Haining
2710 West Linden
Nashville, TN 37212

TAX PARCEL NO.: 104-15-0 137.00