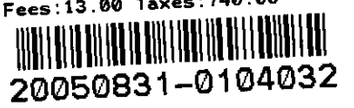
Davidson County DEEDWARR
Recvd: 08/31/05 09:01 2 pgs
Fees:13.00 Taxes:740.00



20050831-0104032

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Robert S. Hayes, III and Karen P. Hayes 4500 Post Road, Unit E-57 Nashville, TN 37205	SAME	103-14-A-057.00

FOR AND IN 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, Gertie K. Patrick, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Robert S. Hayes, III, a married man, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. E-57 in a Horizontal Property Regime located on the Plat of the Hillwood of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to James Robert Patrick and wife, Gertie K. Patrick from Thomas V. White, Trustee by deed dated 6/30/78 of record in Book 5308, page 750, said Register's Office.

James Robert Patrick is now deceased as of May 30, 2005 leaving Gertie K. Patrick vested solely on title.

This is improved property known as: 4500 Post Road, Unit E-57, Nashville, TN 37205

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. Whenever 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 our hands this 4th day of August, 2005.

Gertie K. Patrick

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Gertie K Patrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 4 day of August, 2005.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this 4 day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY