STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 09/28/05 11:43 2 pgs
Fees:13.00 Taxes:624.93
20050928-0116426

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Saundra D. Dudek
401 Trace Court
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

126-15-0-B-283.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dana Haynes, married* f/k/a S. Dana Rhodes hereinafter referred to as Grantors, hereby transfers and conveys to Saundra D. Dudek, an unmarried woman hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 63 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to S. Dana Rhodes, an unmarried woman by Warranty Deed from Beazer Homes Corp,. d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20020927-0117847, Register's Office for said County.

*Gary Robert Haynes, Jr., husband of Dana Haynes f/k/a, S. Dana Rhodes, joins in this instrument to convey any and all interest he has in said property

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Instrument No., Register's Office of said County.

Restrictive Covenants of record in Instrument Nos. 200010180103445, 20010520052909, 200202140019754 and 200202190021061, Register's Office of said County.

PAT. OK CHARTER of record in Instrument No. 200010200104424.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 401 Trace Court, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 23rd day of September, 2005.

Dana Haynes

Gary Robert Haynes, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dana Haynes and Gary Robert Haynes, Jr., with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/17/08

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY