Davidson County DEEDWARR
Recvd: 10/25/05 14:59 2 pgs
Fees:13.00 Taxes:869.50

20051025-0128912

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument was prepared by
Overland Title Company, LLC
2131 Maryland Way, Suite 200
Brentwood, TN 37027

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transaction is $235,000.00.

Affiant

Notary Public

My Commission Expires: 7-29-06

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ashley M. Hayes 301 Chapel Avenue Nashville, TN 37206	New Owner	83-2-162

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judalon Wyatt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley M. Hayes**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 44 on the Plan showing subdivision of Lots 8 and 9 and 10 and part of Lot No. 7 in Block "A", Lots 13 and 14 in Block "B" and all of Block "C" in the Subdivision of the Weakley Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee. Said Lot No. 44 fronts 50 feet on the westerly side of Chapel Avenue, and runs back 132 ½ feet on the north line and 146 ½ feet on the south line, with the northerly margin of Benjamin Street to a dead line and shows 70 feet on said dead line. Description is the same as in the previous deed of record.

Being the same property conveyed to Judalon Wyatt by warranty deed from William Michael Tate, of record in Instrument 20050406-0037692, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2005 taxes, which have been assumed by Grantee, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision declarations, covenants, restrictions and easements of record.

This is improved property known as 301 Chapel Ave., Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of October 2005.

Judalon Wyatt by Jeanne S. Fedoryshyn, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of October 2005, before me personally appeared Jeanne S. Fedoryshyn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Judalon Wyatt and acknowledged that such person executed the same as the free act and deed of Judalon Wyatt.

Witness my hand, at office, this 5th day of October 2005.

Notary Public

My Commission Expires:

