WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Archibald (NAME)	Same As New Owner (NAME)	MAP 93.16
85 Fairfield Avenue (ADDRESS)	(ADDRESS)	PARCEL 321.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles E. Evans and wife, Jo Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Archibald and wife, Barbara J. Archibald

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING the south 33 feet of the northerly 64.5 feet of Lot No. 1; the southerly 33 feet of the northerly 64.5 feet of Lot No. 2; and the southerly 33 feet of the westerly 05 feet of Lot No. 3, on the Plan of Weakley & Warren's Subdivision of Block "D" of Hermitage Addition, as of record in Book 161, page 93, Register's Office for said County, described as follows; Beginning at a point in the east margin of Fairfield Avenue, 64.5 feet South 9 deg. 30' west from the south margin of Fain Street; running thence with the east margin of Fairfield Avenue, North 9 Deg. 30' east 33 feet to a point, 31.5 feet the south margin of Fain Street; thence South 88 deg. east parallel to Fain Street, 126 feet to a stake, said stake being 5 feet east of the line between Lots 2 and 3; thence South 3 deg. 30' west parallel to said line between Lots 2 and 3, 33 feet to a stake; thence North 88 deg. west 129.8 feet to the point of beginning.

BEING the same property conveyed to Charles E. Evans and wife, Jo Evans by Warranty Deed from The Heirs-At Law of Will Jackson Haynes and Wife Hassie Haynes, of record in Book 7359, page 579, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF PROPERTY WHICH WAS PREVIOUSLY CONVEYED TO METROPOLITAN

CONTINUED

unimproved ( )
This is improved (X) property, known as 87 Fairfield Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 24th day of October, 2005

Charles E. Evans
Charles E. Evans

Jo Evans
Jo Evans

Davidson County DEEDWARR
Recvd: 10/26/05 15:35 3 pgs
Fees:18.00 Taxes:148.00

20051026-0129546

LEGAL DESCRIPTION CONTINUATION

GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE BY WARRANTY DEED FROM WILL JACKSON HAYNES AND WIFE, HASSIE HAYNES OF RECORD IN BOOK 3893, PAGE 496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, BEING a part of the Southerly 33 feet of the Northerly 64.5 ft. of Lot No. 1, the Southerly 33 feet of the Northerly 64.5 ft of Lot No. 2 and the Southerly 33 feet of the Westerly 5 ft. of Lot No. 3 on the Map of Weakley and Warren's Resubdivision of Block "D", Hermitage Addition, of record in Book 161, page 93, R.O.D.C., Tennessee.

BEGINNING at a point in the East margin of Fairfield Avenue 64.5 feet South 9 deg. 30' West from the South margin of Fain Street; thence with the East margin of Fairfield Avenue, North 9 deg. 30' East 33 feet to a point 31.5 feet from the South margin of Fain Street; thence South 88 deg. East parallel to Fain Street 10.07 feet to a point in the New East margin of Fairfield Avenue; thence South 9 deg. 30' West and parallel to and 30 feet from the centerline of Fairfield Avenue, 33 feet to a point; thence North 88 deg. West 10.07 feet to the point of beginning and containing 330 square feet.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Evans and wife, Jo Evans

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of October, 2005.

Commission expires 11-24-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public