STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

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

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Amy S. Huffer

1912 Shelby Avenue
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 11/18/05 11:07 2 pg
Fees:13.00 Taxes:610.50
20051118-0139578

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

94-02-0154.00

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, Ann G. Hayes, married, * hereinafter referred to as Grantors, hereby transfers and conveys to Amy S. Huffer, 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. 3, on the Plan of United Electric Railway Co's Plan of Lots, as shown by plat of record in Book 161, Page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry G. Hayes by deed from Terry Eugene Wilkes, an unmarried person, of record in Deed Book 6631, page 218, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Larry G. Hayes by Quitclaim Deed from Terry Eugene Wilkes of record in Book 5362, page 275, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Ann G. Hayes by Quitclaim Deed from Larry G. Hayes of record in Book 6631, page 221, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of Ann G. Hayes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Book 161, Page 8, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, 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 1912 Shelby Avenue, Nashville, TN 37206.

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 10th day of November, 2005.

Ann G. Hayes

By: Larry G. Hayes
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Larry Hayes, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Ann G. Hayes and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

[redacted]0136