This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John C. Hayes, III
717 Princeton Hills Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 11/23/05 08:37 2 pgs
Fees:13.00 Taxes:1720.50
20051123-0141462

MAP	**131-6**
GROUP	**F**
PARCEL	**13-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dene Anton,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **John C. Hayes, III**, hereinafter called the "GRANTEE", his 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 Lot No. 13 on the Plan of Burton Hills Village of Abbeywood, Tract 21, a P.U.D., of record in Plat Book 6900, page 223, amended in Book 7147, Page 423 and Book 7255, Page 531, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dene Anton by deed from Gary W. Preston and wife, Robin Hunter Preston of record in Instrument no. 20030221-0023424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **106 Abbeywood Drive, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **18th** day of **November, 2005.**

Dene Anton By R. Francene Kavin Atty in fact

Dene Anton by R. Francene Kavin as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **R. Francene Kavin,**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the **Attorney-in-fact for Dene Anton** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Dene Anton as his free act and deed.

WITNESS my hand and official seal this 18th day of November, 2005.

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

M L Hickernell

NOTARY PUBLIC

My Commission Expires: 8-8-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

John C Hays PC

AFFIANT

Subscribed and sworn to before me on this 18th day of November, 2005.

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

M L Hickernell

NOTARY PUBLIC

My Commission Expires: 8-8-09