Davidson County DEEDWARR
Recvd: 12/06/05 08:21 2 pgs
Fees:13.00 Taxes:554.63

20051206-0146310

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 104
Brentwood, TN 37027

JEANNEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

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

Notary Public
My commission expires:

02-0510-44376

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey L. Haynes 3217 East Lake Drive Nashville TN 37214	NEW OWNER	108-12-0 255.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peggy M. Dukehart now Adams, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey L. Haynes, hereinafter called the Grantees, their successors 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. 80 on the Plan of Section 5, Trailwood Subdivision, of record in Book 6900, Page 477, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peggy M. Dukehart and husband, John J. Dukehart by Quitclaim Deed from Amy Cross Nance, Trustee, dated July 25, 2003, of record in Instrument No. 20030804-0109714, Register's Office for Davidson County, Tennessee. Being further conveyed to Peggy M. Dukehart by Quitclaim Deed from John J. Dukehart of record in Instrument 20050628-0074441, said Register's Office. Peggy M. Dukehart is now known as and is one and the same person as Peggy M. Adams.

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.

This property is improved property known as 3217 East Lake Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of November, 2005.

Peggy M. Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy M. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of November, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 1/8/09