THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
FRANK R. HAYES, et ux DAN LARRY HAYES 117 Scenic View Road Old Hickory, TN 37138	Same	44-5-16

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES V. GARRISON, by and through his attorney in fact, Stephen Dale Garrison**, has this day bargained and sold, and does hereby transfer and convey unto the said, **FRANK R. HAYES and wife, MARTHA E. HAYES, and DAN L. HAYES**, joint tenants with right of survivorship, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1
Being the northwesterly part of Lot No. 73 on the unrecorded Plan of Scenic View Subdivision, and being Lot No. "C" on the Map of a resubdivision of Lots 67 to 74, both inclusive, on said plan and described according to a copy of survey thereof, made by James L. Murphy, Surveyor, dated April 21, 1959 as follows:

BEGINNING at a point in the northeasterly margin of Havron Avenue at a point 33.34 feet from the dividing line of Lot Nos. 73 and 74, being a corner of Lots C and B in said Resubdivision; thence with said Avenue, North 46 deg. 29' west 66.66 feet to the intersection of said avenue, the southeasterly margin of a 20 foot dedication for a public walkway; thence along the margin of said walkway, north 43 deg. 59' east 168.9 feet to the common corner of Lot Nos. 56 and 73; thence with the dividing line of said lots, south 46 deg. 01' east 67.06 feet; thence south 43 deg. 49' west 168.16 feet to the beginning.

Davidson County DEEDWARR
Recvd: 12/15/05 14:16 4 pgs
Fees:23.00 Taxes:259.00
20051215-0150800

Being the same property conveyed to Charles Vernon Garrison and wife, Alice Trapp Garrison, by deed from Randall Phillips and wife, Louise T. Phillips, of record in Book 2909, Page 382, Register's Office for Davidson County, Tennessee, the said Alice T. Garrison having since died.

Tract 2

Beginning on an Iron Pin in the Northerly Margin of Havron, or Scenic View Avenue, and on the line between the South-Westerly corner of Lot No. 73, and a Twenty Ft. Wide (20 Ft.), Reserved Tract, in a North-Westerly Direction, along the Northerly Margin of Havron, or Scenic View Avenue a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the line between the said Twenty Ft. (20 Ft.) Wide tract and Lot No. 72; thence

In a North-Easterly Direction along the line between the Twenty Ft. (20 Ft.) Wide Tract and Lot No. 72, a distance of One Hundred Sixty Eight and Five Tenths Ft. (168.5 Ft.) to an Iron Pin on the line between Lot No. 72 and Lot No. 55, said Iron Pin being in the Center of a Twenty Ft., (20 Ft.) Wide Public Utility Easement; thence

In a North-Easterly Direction along the common line a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the center line of the said Twenty Ft. (20 Ft.) Wide Public Utility Easement, and on the line between Lot No. 56, and Lot No. 73; thence

In a South-Westerly Direction along the line between the said Twenty Ft. (20 Ft.) Wide Reserved Tract and Lot No. 73, a distance of One Hundred Sixty Eight and Three Tenths Ft. (168.3 Ft.) to an Iron Pin in the South-Westerly Corner of Lot No. 73, and on the Northerly Margin of Havron, or Scenic View Avenue, and the Point of Beginning, and containing by Plan-O-Meter Calculation, approximately .077 Acres, More or Less.

The Above described Tract or Parcel of land, is hereby made subject to all Existing Easements or Rights-of-Way now on said land.

Being the same property conveyed to Charles V. Garrison and wife, Alice M. Garrison, by deed from The Nashville Industrial Corporation, of record in Book 3701, Page 579, Register's Office for Davidson County, Tennessee, the said Alice M. Garrison having since died.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me this 13 of December, 2005.

My Commission Expires: 05/12/09

Affiant

M.V. Brooks

Notary Public

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 117 Scenic View Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

For purposes of this conveyance, Charles V. Garrison and Charles Vernon Garrison, are one and the same person.

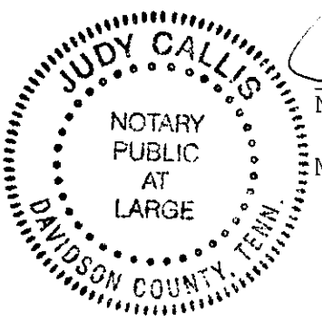
Witness my hand this 13th day of December 2005.

Stephen Dale Garrison ; POA

STEPHEN DALE GARRISON, Attorney in Fact for CHARLES VERNON GARRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December 2005, before me personally appeared **STEPHEN DALE GARRISON**, 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 **CHARLES VERNON GARRISON** and acknowledged that such person executed the same as the free act and deed of **CHARLES VERNON GARRISON**.



Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/22/08