Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
William J. Hayes
2801 Summer Hollow Lane
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/30/05 11:20 2 pgs
Fees:13.00 Taxes:547.60
20051230-0156817

SEND TAX BILLS
Owner

MAP-PARCEL:
064-16-0-D-218.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy Henning, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William J. Hayes and wife, Myrna F. Hayes,** 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:

Being Lot No. 343 on the Plan of Truxton Park, Section Four, as of record in Instrument No. 200205280064435, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy Henning, an unmarried man by deed of record from Beazer Homes, Corp., D/B/A Phillips Builders, A TN. Corporation, dated November 24, 2003 of record in Instrument No. 20030129-0012357, Register's Office, Davidson County, Tennessee.
This is the same property as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Instrument No. 200010300107559; Instrument No. 200105220052910; Instrument No. 200207180086907; Charter for HOA of record in Instrument No. 200011010108603 Quitclaim to HOA for Common Area of record in Instrument No. 200503110027269, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Instrument No. 200205280064435, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **2801 Summer Hollow Lane Hermitage, TN 37076.**

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 hands this 28th day of December, 2005.

Timothy Henning

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy Henning, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2005.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $148,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of December, 2005.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07