Davidson County DEEDWARR
Recvd: 03/02/06 10:17 2 pgs
Fees:13.00 Taxes:869.50
20060302-0024146

WARRANTY DEED BOX 10-A RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale. Michelle L. Mawsere Affiant Subscribed and sworn to before me this 28 day of FEBRUARY, 2006. Kathy Snider Notary Public Commission Expires KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

THIS INSTRUMENT WAS PREPARED BY:
Archer Land Title, 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Christian Paro and Brian Poile	Countrywide Home Loans Inc.	08216032300
626 Boscobel Street	3011 Armory Drive	
Nashville, TN 37206	Nashville, TN 37204	

THIS INDENTURE WITNESSETH, that Melvin E. Haffner and Diana C. Haffner, Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Christian Paro, unmarried and Brian Poile, unmarried, as Tenants in Common with Rights of Survivorship, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

Being Lot No. 44 on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melvin E. Haffner and Diana C. Haffner, husband and wife by Warranty Deed from Reed E. Hummell, unmarried and Rae Jean Polca, unmarried, as joint tenants with right of survivorship, dated May 27, 2004 and recorded August 19, 2004, of record in Instrument No. 20040819-0100443, Register's Office for Davidson County, Tennessee.

Subject to any and all easements, agreements, restrictions, public rights-of-way and zoning ordinances of record.

This is improved property known as: 626 Boscobel Street, 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 28th day of February, 2006.

Grantor:
Signature: Melvin E. Haffner
Melvin E. Haffner

Grantor:
Signature: Diana C. Haffner by Melvin E. Haffner ATTORNEY-IN-FACT
Diana C. Haffner by Melvin E. Haffner as Attorney in Fact, pursuant to Power of Attorney of record in Instrument No. 20060206-0014608, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28 day of February, 2006, before me personally appeared Melvin E. Haffner, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public
Commission Expires: 7/25/09

JENNIFER L. CHAREST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of February, 2006, before me personally appeared Melvin E. Haffner, 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 Diana C. Haffner, and acknowledged that such person executed the same as the free act and deed of Diana C. Haffner.

Notary Public
Commission Expires: 7/25/09

JENNIFER L. CHAREST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return Deed To: Archer Land Title, Inc. 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027