FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

X Sam Payton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Denay Payton	NEW OWNER	Map 150
P.O. Box 111908		Group 01-0
Nashville, TN 37222-1908		Parcel 133

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ronald Alton Hasty Trustee of The Ronald Alton Hasty Revocable Living Trust dated September 21, 2004

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Denay Payton and husband, Sam Payton
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. 40, on the Plan of Section VIII, Edge-O-Lake Estates, of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot fronts 142.23 feet on the west side of Rural Hill Circle and runs back 172.23 feet on the northerly line and 154.42 feet on the south line to a point in the rear.

Being part of the same property conveyed to Ronald Alton Hasty, Trustee of The Ronald Alton Hasty Revocable Living Trust dated September 21, 2004, by Quitclaim Deed from Ronald Alton Hasty of record in Instrument 20041012-0122798, Register's Office for said County, dated September 21, 2004. And being the same property conveyed to Ronald A. Hasty and wife, Brenda A. Hasty by deed of record in Book 5924, Page 781, said Register's Office, dated August 13, 1982.

This conveyance is subject to Restrictions of record in Book 4076, Page 565, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 101, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2846 Rural Hill Circle, Nashville, TN 37217

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 my hand this 1st day of March, 2006.

Ronald Alton Hasty, Trustee of The Ronald Alton Hasty Revocable Living Trust dated September 21, 2004

BY: Ronald Alton Hasty
Ronald Alton Hasty, Trustee

Davidson County DEEDWARR
Recvd: 03/03/06 12:46 2 pgs
Fees:13.00 Taxes:480.63

20060303-0024963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Alton Hasty, Trustee of The Ronald Alton Hasty Revocable Living Trust dated September 21, 2004, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Trustee of The Ronald Alton Hasty Revocable Living Trust dated September 21, 2004, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 1st day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

