FILE BOX 45

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

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

Notary Public:

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

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 05-0
Nashville, TN 37222-1908		Parcel 097.00

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. 332, on the Plan of Section III, Cherry Hills Subdivision, of record in Book 4175, Page 579, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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 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 7182, Page 110, dated March 26, 1987.

This conveyance is subject to: (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plat of record in Book 4175, page 579, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4317, page 574, 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 433 Owendale Drive, Antioch, TN 37013

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, Trustee

Davidson County DEEDWARR
Recvd: 03/03/06 12:56 2 pgs
Fees:13.00 Taxes:499.50

20060303-0024968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared 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 upon his oath acknowledged himself to be the Trusteee of The Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004, the within named bargainer, and Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Ronald Alton Hasty as such Trustee.

Witness my hand and official seal at office on this the 1st day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

