WARRANTY DEED

JAMIE CRUTCHFIELD 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 $ 140,000.00

Carol B. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Charles E. Haynes	New Owners	Map 062
4307 Central Pike		Group 13-0
Hermitage, TN 37076		Parcel 037.00

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

Sue Carol Roller, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Charles E. Haynes and wife, Carol B. Haynes
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. 5 of Block B on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 ft. on the northwesterly side of McGavock Avenue and runs back between parallel lines with the westerly margin of Martha Avenue, 165 ft. to a dead line.

Being the same property conveyed to Sue Carol Roller by Quitclaim Deed from Mrs. Chester Roller, of record in Book 10016, page 954, said Register's Office. See also Quitclaim Deed of record in Book 4882, page 515, and Warranty Deed of record in Book 4316, page 287, said Register's Office.

This conveyance is subjec to (1) 2006 County taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 843, page 95, 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 2115 McGavock Pike, Nashville, TN 37216

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 19th day of May, 2006.

Sue Carol Roller
Sue Carol Roller

Davidson County DEEDWARR
Recvd: 05/22/06 10:06 2 pgs
Fees:13.00 Taxes:518.00

20060522-0059600

FILE BOX 45

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 Sue Carol Roller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 19th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

