THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14725

Davidson County DEEDWARR
Recvd: 07/06/06 14:41 2 pgs
Fees:13.00 Taxes:476.71

20060706-0081191

OWNER/
Property Address:
1216 Sussex Ct., Nashville, TN 37207

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Doris O. Stracener, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Valerie Smith Hayes, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 340 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 340 fronts 110.1 feet on the northeasterly side of Sussex Drive and runs back 246.2 feet on the easterly side and 273.0 feet on the westerly side to a line in the rear measuring 109.1 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from John P. Joyce and wife, Mildred E. Joyce, dated December 21, 1971, and recorded December 22, 1971, in the Register's Office for Davidson County, Tennessee, in Book 4563, at Page 688.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 30th day of June, 2006.

Doris O. Stracener by Melissa Sloan (Seal)
Doris O. Stracener by Melissa Sloan
Her attorney in fact

Her attorney in fact

State of TENNESSEE
County of DAVIDSON

On this the 30th day of June, 2006, before me, the undersigned officer, personally appeared Melissa Sloan, known to me (or satisfactorily proven) and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Doris O. Stracener and ths she is authorized by Doris O. Stracener to execute this instrument on her behalf.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $128,840.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th of June, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Valerie Smith Hayes

Person Or Entity Responsible For Payment Of Taxes:
American Home Mortgage
538 Broadhollow Road
Mellville, NY 11747Valerie Smith Hayes

Tax Parcel ID#: 041.11-0-076.00