19547-3
Box 14A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 08/04/06 09:17 2 pgs Fees:13.00 Taxes:1313.50 20060804-0095357	The actual consideration or value, whichever is greater, for this transfer is $355,000.00 Affiant Subscribed and sworn to before me this the 3rd day of August, 2006. Notary Public My commission expires 3/3/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William C. Haynes, Jr. **Virginia Ann Haynes**	**NEW OWNER**	**Map 104-11, Parcel 163**
212 Megan Circle		
Shelbyville, TN 37160		

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,

Brent Ponce and Sandi Ponce, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William C. Haynes, Jr. and Virginia Ann Haynes, as tenants in common without rights of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brent a. Ponce and wife, Sandi S. Ponce, by Deed from Peggy W. Johnson, Executor of The Estate of Ethel F. Michaels, of record in Instrument No. 20040730-0091780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Brent Ponce and Sandi Ponce, pursuant to a Power of Attorney executed by same on the 2nd day of August, 2006, of record in Instrument No. 20060804-0095356, Register's Office for Davidson County, Tennessee.

This is Improved (_X__) Unimproved (____) property, known as: **2618 Barton Avenue, Nashville, TN 37212**

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/our hand(s) this **3rd** day of **August, 2006.**

Brent Ponce
Brent Ponce
By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in-Fact

Sandi Ponce
Sandi Ponce
By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in- Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Brent Ponce and Sandi Ponce, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Brent Ponce and Sandi Ponce for the purpose therein contained, by signing the name of Brent Ponce and Sandi Ponce by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2006.

Notary Public

My Commission Expires: 5/23/09