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 $ 290,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 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:
Terry R. Hayes	New Owner	Map 123.00-0
1831 Bakers Grove Road		Group
Hermitage, TN 37076		Parcel 086.00

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

Phillip Prince a/k/a Philip Prince and wife, Kay Prince

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Terry R. Hayes

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, described according to an unrecorded survey by Stanford Assoc., Inc. dated June 9, 1972, as follows:

Beginning at a point in the southerly margin of Bakers Grove Road at the northwest corner of the Smith property; thence with said margin North 56 degrees 07' West 315 feet to an iron pin; thence leaving Bakers Grove Road, South 07 degrees 56' 05" West 835.57 feet to an iron pin; thence South 84 degrees 39' 56" East 276.69 feet to an iron pin; thence North 07 degrees 56' 05" East 685.03 feet to the point of beginning, and shown as (86) on Plat of Rick Elmore Re-Sub of record in Plat Book 6900, Page 196, said Register's Office.

Being the same property conveyed to Phillip Prince and wife, Kay Prince, by deed from Jason Sain and wife, Nicole D. Sain, of record in Instr. 20050803-0090828, said Register's Office.

** Continued on Page 2.

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 1831 Bakers Grove Road, Hermitage, TN 37076

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 our hands this 2nd day of October, 2006.

Phillip Prince
Phillip Prince

Kay Prince
Kay Prince

Davidson County DEEDWARR
Recvd: 10/05/06 11:00 2 pgs
Fees:13.00 Taxes:1073.00

20061005-0123795

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 Phillip Prince a/k/a Philip Prince and wife, Kay Prince, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

** 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 Plan of record in Plat Book 6900, page 196, said Register's Office.