WARRANTY DEED

B-CL-06-0094

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hayes	New Owner (NAME)	
94 Jay Street (ADDRESS)	(ADDRESS)	119-6-38.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHY DARLENE MAYNARD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW HAYES, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Map of Sterling Heights, Section 2, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 2 fronts 65 feet on the north side of Jay Street and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Kathy Darlene Maynard by deed from Thomas Scott Maynard, a single person of record in Book 7833, Page 169 on 03/28/1989 and filed for record on 05/04/1989 , Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record, including those listed in Book 1424, Page 104 and Book 4168, Page 793, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 94 Jay Street, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of October, 2006.

Kathy Darlene Maynard

Luther Daniel Maynard

Davidson County DEEDWARR
Recvd: 10/20/06 10:50 2 pgs
Fees:13.00 Taxes:418.10

20061020-0130376

STATE OF Tennessee
COUNTY OF Davidson

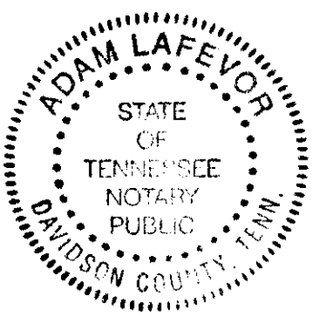
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Darlene Maynard and Luther Daniel Maynard, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22 2008

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903