WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

ET-06-0643

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Simmons	COUNTRYWIDE HOME LOANS, INC.	
(NAME) 4012 Outer Drive	(NAME) P.O.BOX 660694	132-1-137.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) DALLAS, TX 75266-0694	
(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 JOHN S. HAYES AND WIFE, ANDREA L. HAYES F/K/A ANDREA L. TAYLOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN M. SIMMONS, 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 30, PLAN OF ROLLING MEADOWS, as shown on plat of record in Plat Book 1424, Pages 98 and 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John S. Hayes and Andrea L. Taylor, both unmarried, as joint tenants with the right of survivorship by Warranty Deed from Bahr H. Weiss and wife, Aviva A. Wasserman, recorded on the 29th day of March, 1999 in Deed Book 11404, Page 205, in the Register's Office of Davidson County, Tennessee.

Andrea L. Taylor is now known as Andrea L. Hayes by virtue of marriage to John S. Hayes.

Matters appearing on the plat recorded in Plat Book 1424, Page(s) 98 and 99.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 4012 Outer Drive, Nashville, Tennessee 37204
(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 30th day of November, 2006.

John S. Hayes

Andrea L. Hayes

Davidson County DEEDWARR
Recvd: 12/12/06 10:20 2 pg
Fees:13.00 Taxes:1128.50

20061212-0153098

STATE OF Tennessee

COUNTY OF Davidson

On this the 30th day of November, 2006, before me personally appeared John S. Hayes and wife, Andrea L. Hayes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520