Davidson County DEEDWARR
Recvd: 01/16/07 11:04 2 pgs
Fees:13.00 Taxes:588.30

20070116-0005993

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

Subscribed and sworn to before me, this 11th day of January, 2007.

Notary Public
My commission expires: 5/21/2008

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

03-0611-34237

Address of New Owner:	Send Tax Bills to:	Tax Information
Sean G. Hayden 1412 Angel Court Nashville TN 37214	Synovus Mtg. Corp 2204 Lakeshore Dr. #325 Birmingham, AL 35209	96-16-0-B-016

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly Vetter, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sean G. Hayden and wife, Caroline T. Hayden, hereinafter called the Grantees, their successors 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. 16 on the Plan of Lake Larchwood, of record in Instrument No. 20001101-0108145, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Vetter by deed from Fischer and Ford Group, LLC, dated 2-9-04, recorded 2-13-04, of record in Instrument No. 20040213-0017201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1412 Angel Court, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of January, 2007.

Kelly Vetter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly Vetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of January, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN