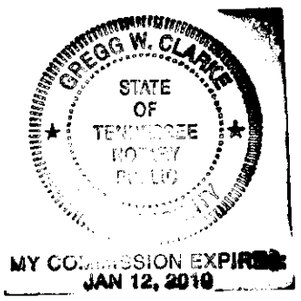
WARRANTY DEED



MY COMMISSION EXPIRES:
JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2007.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frederick Eberhart	**SAME**	**07508009200**
564 Augusta Dr	Davidson County DEEDWARR Recvd: 04/02/07 10:50 2 pg: Fees:13.00 Taxes:610.50	
Hermitage, TN 37076	**20070402-0038815**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kenneth M. Hayes and Kerrie J. Dill, both unmarried, as joint tenants with right of survivorship

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

Frederick Eberhart, married

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:

Being Lot No. 391, Section Six, Tulip Grove, as shown by plat of record in Plat Book 4460, page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth M. Hayes and Kerrie J. Dill, both unmarried, as joint tenants with right of survivorship by deed from Joseph D. Nuckols and wife Dorothy M. Nuckols dated 4/3/01 and recorded 4/5/01 in Instrument # 200104050033482, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **564 Augusta Dr, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **29th** day of **March, 2007.**

Kenneth M. Hayes

Kerrie J. Dill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Kenneth M. Hayes and Kerrie J. Dill, both unmarried, as joint tenants with right of survivorship,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **March, 2007.**

Notary Public

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES:
JAN 12, 2010

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543