Davidson County DEEDWARR
Recvd: 06/05/07 12:54 2 pgs
Fees:13.00 Taxes:1443.00

20070605-0066990

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is $390,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2007. Notary Public My Commission Expires: 9/19/09

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brandon T. Davis and Dorothy D. Nix 1315 Burton Valley Road Nashville, TN 37215	CADENCE BANK N.A. ONE CHASE CORPORATE CENTER SUITE 400 HOOVER, AL 35244	131-15-0-049.00 16Da 30707

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRANDON T. DAVIS AND DOROTHY D. HIX**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Allan Deal, unmarried, of record as Instrument No. 20040513-0056020, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in deed of record in Book 2591, page 632, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 4275, page 532, Register's Office for Davidson County, Tennessee.

This is improved property known as 1315 Burton Valley Road, Nashville, TN 37215.

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of May, 2007.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: Jack Douglas Rainey Sr.
Jack Douglas Rainey, Sr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK DOUGLAS RAINEY, SR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **General Partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of May, 2007.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 22, 2010

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