File Box 9B
First Title & Escrow Co.,Inc.
#26684

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $280,000.00 (Two Hundred Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 4th day of June, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-14-09 (NOTARY SEAL)

Davidson County DEEDWARR
Recvd: 06/11/07 11:02 2 pgs
Fees:13.00 Taxes:1036.00
20070611-0069575

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Karen M. Hayes 4505 Harding Pike Unit 51E Nashville,TN 37208	SunTrust Mortgage, Inc. 201 Fourth AVe. N./7th Floor Nashville, TN 37219	116-03-0a-051.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDMUND A. HILL, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KAREN M. HAYES,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS 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 Unit No. 51-E, together with parking space designated No. 17, on the plan of Royal Oaks Tower, according to the Master Deed of record in Book 4710, page 901 as amended in Book 4798, page 813, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 189, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property re-conveyed to Edmund A. Hill by Deed of Correction of record in Instrument No. * 20070611 0069574 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edmund A Hill and Edmund Austin Hill are one and the same person in Instrument No. 20061024-0131776, recorded 10/24/2006, Register's Office for Davidson County, Tennessee.

Loy Carney executes this instrument as Attorney-In-Fact on behalf of Edmund A. Hill, pursuant to the Power of Attorney being recorded in Instrument * 20070611 0069573, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4505 HARDING PIKE UNIT 51E** **NASHVILLE,TN37208**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2007

WITNESS, this 4th day of June, 2007
Edmund A. Hill

BY: Edmund A. Hill By Loy Carney, A.I.F.
Loy Carney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney** to me known to be the person who executed the foregoing instrument in behalf of **Edmund A. Hill**, and acknowledged that he executed that same as the free act and deed of the said **Edmund A. Hill**.

WITNESS my hand and official seal this the 4th day of June, 2007.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009