Box 8

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Wilkins and Ivey** **104 Woodmont Blvd Ste #100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $354,000.00. Affiant Subscribed and sworn to before me this 6th day of June, 2007. Notary Public My Commission Expires: 3/20/2010 DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: James Patrick O'Bannon 5508 Hearthstone Lane Brentwood, TN 37027	**Send Tax Bills To:** SunTrust Mortgage Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 160110A090.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen M. Hayes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Patrick O'Bannon, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5508 Hearthstone Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of June, 2007.

Karen M. Hayes

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: [redacted]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Karen M. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2007.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 06/11/07 13:49 2 pgs
Fees:13.00 Taxes:1309.80
20070611-0069811

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Phases II, III, and IV Hemmingwood as of record in Plat Book 6900, pages 7 and 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Karen M. Hayes, unmarried by deed dated June 28, 2004 from Imran Malik and wife, Ghazala Malik of record in Instrument No. 20040630-0078008, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Hemmingwood of record in Book 6730, page 329, amended in Book 6892, page 540, Book 6925, page 268, corrected in Book 6948, page 268, amended in Book 7269, page 387, and Book 7474, page 205, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Hemmingwood Homeowners Association, Inc. of record in Book 6962, page 404 rerecorded in Book 7207, page 84, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hemmingwood Home Owners Association, Inc. of record in Book 6704, page 373 amended in Book 6936, page 893, and restated in Book 8762, page 169, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4974, page 788, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, pages 7 and 8, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6728, page 673, Register's Office for Davidson County, Tennessee.
8. Agreements recorded in Book 5777, page 922, and Book 6554, page 31, Register's Office for Davidson County, Tennessee.