WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,100.00.

Jane N. Howard
Affiant

Subscribed and sworn to me on July 11, 2007.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/13/07 13:27 2 pgs
Fees:13.00 Taxes:562.77
20070713-0083718

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bethany Rose Haynie 3919 Ivy Drive Nashville, TN 37216	SAME	073-01-0-193.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Janie Lawrie Autry, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Bethany Rose Haynie, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Sections Three and Four, Moss Rose Heights, as of record in Book 1835, Page 103, Register's Office for said County.

Said Lot No. 59 fronts 76 feet on the west side of Ivy Drive, and runs back between lines 248.25 feet on the north line and 265.42 feet on the south line, to a dead line in the rear on which it measures 77.91 feet.

Being the same property conveyed to Alex B. Autry and wife, Janie Lawrie Autry, by Warranty Deed dated July 11, 1963 from John William Fite, Sr. and wife, Elizabeth Fite of record in Book 3576, Page 607, said Register's Office, Alex B. Autry having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantee; and
2. All matters appearing on the Map of Sections Three and Four, Moss Rose Heights, of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee; and
3. Restrictions recorded prior to February 15, 1950, in Book 1153, Page 283, said Register's Office, and recorded October 2, 1950, in Book 1905, Page 112, said Register's Office, and by an instrument recorded January 10, 1951, in Book 1916, Page 394; and
4. The recorded plan shows an Owner's Certificate, copy attached, a 50-foot set-back line from Ivy Drive, which has not been violated, and a 10-foot easement along the west rear line of the lot for public utilities; and
5. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4045, Page 206, said Register's Office; and
6. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4071, Page 156, said Register's Office; and
7. Durable Power of Attorney from Janie L. Autry to Karen McClure of record in instrument no. 20060301-0023330 dated February 24, 2006, said Register's Office; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3919 Ivy Drive, Nashville, TN 37216.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on July 11, 2007.

Karen A. McClure ATTORNEY IN FACT
Janie Lawrie Autry
FOR Janie Lawrie Autry

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County the aforesaid, Karen McClure, 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 Attorney-in-Fact of Janie Lawrie Autry (herein called the "Maker"), or a constituent of the Maker or by its constituent, the constituent being authorized by the Maker to execute this instrument as the free act and deed of the Maker on this 11th day of July, 2007.

My Commission Expires: 1/3/11

John Cobb Rochford
Notary Public

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE