Davidson County DEEDWARR
Recvd: 08/07/07 08:55 2 pgs
Fees:13.00 Taxes:1850.00

20070807-0093793

SUSAN RENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$500,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2007.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H Group, LLC 840 Old Lebanon Dirt Road Hermitage, TN 37076	New Owner	Map 87 Parcel 194

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, we,

Charles E. Haynes and wife, Carol B. Haynes

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

H Group, LLC

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:

BEGINNING AT A PIN IN THE NORTHERLY RIGHT-OF-WAY OF CENTRAL PIKE; THENCE N. 04 DEGREES 37' 20" E, 768.59' TO AN IRON PIN; THENCE S 84 DEGREES 45' 05" E, 317.26' TO A PIN; THENCE S 05 DEGREES 14' 55" W, 614.67' TO AN IRON PIN; THENCE WITH A CURVE HAVING A DELTA OF 71 DEGREES 47' 07", A RADIUS OF 25.00 FEET, A LENGTH OF 31.32', A TANGENT OF 18.09', A CHORD BEARING OF S 41 DEGREES 08' 29" W AND A CHORD Length OF 29.31'; THENCE WITH A CURVE HAVING A DELTA OF 08 DEGREES 48' 43", A RADIUS OF 1180.92'. A LENGTH OF 181.62' A TANGENT OF 90.99' A CHORD BEARING OF S 72 DEGREES 37' 40" W, A CHORD Length OF 181.44'; THENCE S 68 DEGREES 13' 19" W, 136.37' TO THE POINT OF BEGINNING. ACCORDING TO SURVEY OF PATRICIA G. HASTINGS LOCATED AT CENTRAL PIKE AS SHOWN ON THE SURVEY OF JOHN KOHL AND COMPANY, P.C., SURVEYOR NO. 855 DATED JUNE 11, 2002 RECORDED IN INSTRUMENT NUMBER 20020722-0087527.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. HAYNES AND WIFE, CAROL B. HAYNES AS TENANTS BY THE ENTIRETY BY DEED FROM PATRICIA GILLIAM HASTINGS, UNMARRIED, DATED JUNE 17, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020624-0075373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CORRECTED IN INSTRUMENT NUMBER 20020722-0087527 RE-RECORDED IN INSTRUMENT NUMBER 20020730-0091384 CORRECTING THE LEGAL DESCRIPTION.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to easement for roadway to Davidson County in Book 2148, Page 274, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4307 Central Pike, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with 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 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 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 our hand(s) this 3rd day of August, 2007.

Charles E. Haynes

Carol B. Haynes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles E. Haynes and wife, Carol B. Haynes, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076