Davidson County DEEDWARR
Recvd: 08/09/07 08:50 2 pgs
Fees:13.00 Taxes:106.75
20070809-0095140

This Instrument Prepared By:
INGRAHAM & PAUTIENUS, 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Augustine Forrest Hayes and wife, Thelma B. Hayes 3556 Albee Drive Hermitage, TN 37076-2711	Same	086-10-0- 027.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of $28,850.00 was the fair market value as on June 6, 1989.

George A. Northern
GEORGE A. NORTHERN

Sworn to and subscribed before me this 30 day of July, 2007.

Daryla D. Colston
Notary Public

My Commission Expires: July 25, 2009

DARYLA D. COLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $28,850.00, evidenced by a certain Deed of Trust Note dated June 6, 1989, which subsequently was paid and said Note was released of record in Instrument 20060403-0037580, Register's Office for Davidson County, Tennessee, on March 17, 2006. The same being full consideration, we, GEORGE A. NORTHERN and THELMA H. NORTHERN, effectively bargain, transfer and sell, and do acknowledge the transfer and hereby convey all of our right, title, and interest to AUGUSTINE FORREST HAYES and wife, THELMA B. HAYES, in certain real estate being more particularly described as follows:

Being Lot No. 32 on the Plan of Chapelwood, Section 2 of record in Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Augustine Forrest Hayes and wife, Thelma B. Hayes to George A. Northern, and wife, Thelma H. Northern, by Warranty Deed of record in Book 8000 Page 57, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 3556 Albee Drive, Hermitage, TN 37076-2711

TO HAVE AND TO HOLD as joint tenants said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HAND this 30 day of July, 2007.

George A. Northern
GEORGE A. NORTHERN

Thelma H. Northern
THELMA H. NORTHERN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE A. NORTHERN and THELMA H. NORTHERN, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of July, 2007.

DARYLA COLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: July 25, 2009

My Commission Expires JULY 25, 2009