File #2007354

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 W END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$335,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2007.

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: May 24, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Hyatt, Jr.	Regions Bank DBA Regions Mtg	172090A
(NAME) 1200 Banbury Row	(NAME) 2050 Parkway office Cir	17100CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dayven H. Johnston and wife, Chelsea L. Johnston,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William H. Hyatt, Jr. and wife, Karen D. Hyatt**, 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:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section 5A, Banbury Crossing, of record in Instrument 200208300105357, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dayven H. Johnston and wife Chelsea L. Johnston by deed from The Jones Company of Tennessee, LLC, of record in Instrument 200503140027729,said Register's Office, dated March 10, 2005.

This conveyance is subject to the following: Taxes for 2007 and subsequent years; Subject to all easements, restrictive covenants, conditions and any other matters of record, including all items set out on any applicable plat of record.

Unimproved ()
This is improved (X) property, known as **1200 Banbury Row, Brentwood, TN 37027**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 30th day of August, 2007.

Dayven H. Johnston

Chelsea L. Johnston

Davidson County DEEDWARR
Recvd: 08/31/07 16:07 2 pgs
Fees:13.00 Taxes:1239.50

20070831-0105297

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Dayven H. Johnston and Chelsea L. Johnston, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 30th day of August, 2007..

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027