THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 56-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2007 Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL) R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua M. Gunnels	Regions Bank DBA Regions Mortgage	MAP 115-12
506 West Meade Drive	2050 Parkway Office Circle	PARCEL 64.00
Nashville, TN 37205	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gary R. Haynes and wife Jo Anne E. Haynes and Elsie Mildred Haynes, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua M. Gunnels.** and wife Anne Gunnels

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. 166 on the Plan of West Meade Farms, Inc., Section "G" of record in Plat book 1835, page 115, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the easterly margin of West Meade Drive at the corner of Lots Nos. 165 and 166; thence with the line between said two lots eastwardly 325.7 feet; thence south 41 degrees 49 minutes, east 70.3 feet; thence south 49 degrees 09 minutes west 58 feet; thence south 32 degrees 10 minutes west 146.4 feet; thence south 63 degrees 45 minutes west 162.3 feet to the easterly margin of same northwardly 155.7 feet to the beginning.

Being the same property conveyed to Gary R. Haynes and wife Jo Anne E. Haynes by deed from Douglas C. Jeffords and Martha Harriet Tucker Jeffords of record in Book 7127, page 883, in the Registers office for Davidson County, Tennessee, dated February 4, 1987. By quitclaim deed of record in Book 7472, page 369, said Registers office, Gary R. Haynes and wife Jo Anne E. Haynes conveyed unto Conley Haynes, Sr. and wife Elsie Mildred Haynes as tenants in common a fifty percent (50%) undivided interest in and to the above described property dated February 18, 1988. The said Conley Haynes, Sr. having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **506 West Meade Drive, Nashville, TN 37205.**

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 the 5th day of September, 2007.

Gary R. Haynes

Jo Anne E. Haynes

Elsie Mildred Haynes, BY:
Gary R. Haynes, Atty in Fact

Davidson County DEEDWARR
Recvd: 09/07/07 07:27 2 pgs
Fees:13.00 Taxes:1572.50

20070907-0107329

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 **Gary R. Haynes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of September, 2007.

My Commission expires May 24, 2008

Notary Public

L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 **Jo Anne E. Haynes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of September, 2007.

My Commission expires May 24, 2008

Notary Public

L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 Gary R. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Elsie Mildred Haynes as her attorney in fact, as the free act and deed of the within named Elsie Mildred Haynes.

Witness my hand and official seal at Nashville, Tn this 5th day of September 2007,

My commission expires:
May 24, 2008

NOTARY PUBLIC

L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN