WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc, 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry A. Houck	First Tennessee Home Loans, A Division oF First Tennessee Bank, N.A.	72 16 266
(NAME)	(NAME)	
1521 Dugger Drive	1555 W.Walnut Hill LN	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Irving,, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071970

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Terry D. Hayes and wife, Carol L. Hayes**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Perry A. Houck, a married man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 50 on the Plan of Dugger Heights, as of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 70 feet on the Easterly side of Dugger Drive and runs back 209.4 feet on the Northerly line and 209.8 feet on the Southerly line to a dead line measuring 70 feet thereon.

BEING all of the same property conveyed to Terry D. Hayes and wife, Carol L. Hayes by Warranty Deed from Timothy P. Britton and wife, Brenda B. Britton dated July 10, 1986 and filed of record in Book 6914, Page 354, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/20/07 13:20 2 pgs
Fees:13.00 Taxes:658.60

20070920-0112665

unimproved ☐

This is improved ☒ property, known as 1521 Dugger Drive, Nashville, TN 37206

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 13th day of September, 2007.

Terry D. Hayes

Carol L. Hayes

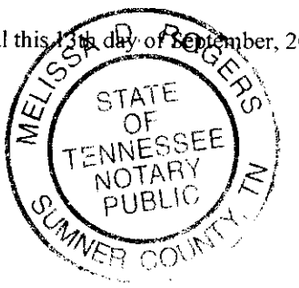
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the withinTerry D. Hayes and wife, Carol L. Hayes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Terry D. Hayes and wife, Carol L. Hayes executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2007.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public