Davidson County DEEDWARR
Recvd: 10/26/07 12:31 2 pgs
Fees:13.00 Taxes:373.70
20071026-0126798

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Vineyard 94 Jay Street Nashville, TN 37210	Countrywide 2021 N Gallatin Rd Madison, TN 37115	Map 119-6- Parcel 038.00

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,

Matthew Hayes, unmarried

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

Brian S. Vineyard, a single man

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. 2 on the Map of Sterling Heights, Section 2, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 2 fronts 65 feet on the north side of Jay Street and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Matthew Hayes, unmarried, by deed from Kathy Darlene Maynard, married, dated October 17, 2006, of record in Instrument No. 20061020-0130376 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 94 Jay Street, Nashville, Tennessee 37210
(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 my hand(s) this 20 day of October, 2007.

Matthew Hayes

STATE OF Ohio
COUNTY OF Lucas

Personally appeared before me, Matthew Hayes, 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 instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2007.

NOTARY PUBLIC

My Commission Expires:
07-Aug. 2008

VERNON C. SALYER
Notary Public, State of Ohio
My Commission Expires

VERNON C. SALYER
Notary Public, State of Ohio
My Commission Expires

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027