WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/07 14:19 3 pgs
Fees:18.00 Taxes:4625.00

20071121-0136499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,250,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **19TH DAY OF NOVEMBER, 2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Jimmy Donald Hale and Dan E. Hale	SAME	**092-08-0-322**
1400 Hynes Street		
Nashville, TN 37203		

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,

C. Wayne Oakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Jimmy Donald Hale and Dan E. Hale, tenants in common,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in MINUTE Book "B", page 85, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **301 14th Avenue North**
Nashville, TN 37203

Also known as: 1400 Hynes Street
Nashville, TN 37203

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 not 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 ever 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 this **19th day of November, 2007.**

C. Wayne Oakes

C. Wayne Oakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **C. Wayne Oakes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN

This 19th day of November, 2007.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being the southerly parts of Lot Nos. 51 and 52 on the Plan of Hynes Addition to Nashville, as of record at Minute Book "B", page 85, Chancery Court for said County, and described as follows:

Said southerly parts of Lot Nos 51 and 52 front together 140.00 feet on the northerly side of Hynes Street, and extends back between parallel lines with the westerly margin of 14th Avenue North (or Gay Street) and the easterly margin of an alley, a distance of 100.00 feet to a line.

Being the same property conveyed to **C. WAYNE OAKES**, by Warranty Deed from **J. FRANK SWYGERT, JR., JOINED BY HIS SPOUSE, JETTIE P. SWYGERT,** filed for record 02/16/1994 in Book 9251, page 36, Register's Office for DAVIDSON County, Tennessee.