ADDRESS NEW OWNER and
SEND TAX BILLS:
CHARMAIN G. HAYES
2815 Dunmore Drive
Nashville, TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
96 - 10 - 158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ESTHER GRIFFIN, widowed, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to CHARMAIN G. HAYES, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 48 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 48 fronts 80.0 feet on the southerly side of Dunmore Drive and extends back between lines 180.0 feet on the westerly side and 176.6 feet on the easterly side to a dead line in the rear on which it measures 80.1 feet.

Being the same property conveyed to Jesse W. Griffin and wife, Esther W. Griffin by deed of record in Book 2642, Page 19, Register's Office for Davidson County, Tennessee. Jesse W. Griffin having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2815 Dunmore Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 12/19/07 10:18 2 pgs
Fees:13.00 Taxes:481.00
20071219-0145499

Executed on this 18 day of December, 2007.

Esther Griffin by Daniel M. Griffin
her attorney in fact

ESTHER W. GRIFFIN, by DANIEL M. GRIFFIN, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, DANIEL M. GRIFFIN, to me known to be the person who executed the foregoing instrument in behalf of ESTHER W. GRIFFIN, who acknowledged that he executed the same as the free act and deed of said ESTHER W. GRIFFIN.

Witness my hand in Hendersonville, Tennessee, this 18 day of December, 2007.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires:
10/24/09

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Chermain A. Griffin
AFFIANT

Subscribed to and sworn before me, this the 18 day of December, 2007.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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