THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Christopher Haynes
1964 Deep Woods Trail
Nashville, Tennessee 37214

Send Tax Bills To:
Christopher Haynes
1964 Deep Woods Trail
Nashville TN 37214

Map & Parcel Nos.:
072 13 0 266.00

Davidson County DEEDWARR
Recvd: 01/23/08 09:39 2 pgs
Fees:13.00 Taxes:173.90
20080123-0006917

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th **day of** January, 2008, by and between **Paul Bailey and Christine Bailey, husband and wife**, party of the first part, and **Christopher Haynes**, party of the second part,

WITNESSETH: That for and in consideration of **FORTY SEVEN THOUSAND AND 00/100 DOLLARS ($47,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 55 on the Revised Plat of the subdivision of the L. M. Ezell 12.11 acre tract, as of record in Book 1130, Page 5, Register's Office for said County.

Being the same property conveyed to Paul Bailey and wife, Christine Bailey, from Roy Flowers, unmarried, by deed dated June 9, 1964, of record in Book 3768, Page 17 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Paul Bailey

Christine Bailey

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul Bailey and Christine Bailey, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14th day of January 20~~08~~

My commission expires: 3-20-10

Libby L. Brager
Notary Public

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $47,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 14th day of January, 20~~08~~.

Libby L. Brager

PROPERTY ADDRESS:
930 West Avenue
Nashville, TN 37206

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010