WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/08 09:39 3 pgs
Fees:18.00 Taxes:906.50
20080328-0031155

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$245,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of March, 20 08

Notary Public

My Commission expires: 8/10/12 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul W.G. Moffat	new owner	132-09-0-076.00
900 Cadillac Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy C. Haines**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul W.G. Moffat and Crystal B. Moffat, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the Map showing subdivision of certain lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said lot fronts 100.3 feet on the northerly side of Cadillac Avenue and runs back 313.5 feet on the westerly line and 313.5 feet long the easterly line being along the westerly margin of Cadillac Drive or Avenue to a dead line in the rear on which it measures 115.5 feet.

Being the same property conveyed to Dr. Charles E. Haines and wife, Esther R. Haines, by deed from Frances Scurlock King, a widow, on October 8, 1968, of record in Book 4276, page 353, Register's Office for Davidson County, Tennessee. The said Esther R. Haines having since died leaving property to Dr. Charles E. Haines by right of survivorship. The said Dr. Charles E. Haines having since died on December 25, 2004, leaving property to Timothy C. Haines by will of record in Probate Court Case No. 05P16, Davidson County, Tennessee. Further conveyed to Timothy C. Haines by Quitclaim Deed of record in Instrument Number 20080328-0031154 **, said Register's Office.**

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 132-9-0-076.00.
- Subject to all matters as shown on the Plan of record in Book 547, page 52, Register's Office Davidson County, Tennessee.

This is improved property known as: **900 Cadillac Avenue, Nashville, TN 37204**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this March 20, 2008.

Timothy C. Haines

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy C. Haines** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 20, 2008

My commission expires 8/12/12

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

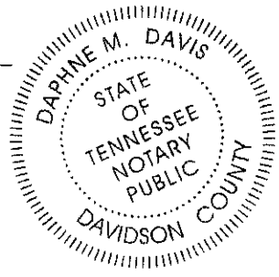
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-14-2009



(Seal)