Davidson County DEEDWARR
Recvd: 04/07/08 13:57 2 pg
Fees:12.00 Taxes:0.00

20080407-0035102

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Roy Gorbunov
Cobalt Settlement Services, LLC
11500 Cronridge Drive
Suite 100D
Owings Mills, MD 21117

File No. C08-0139

1 of 2

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael C. Hayes and Melody C. Hayes***, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Michael C. Hayes, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

* Husband + wife

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. 1146 on the Plan of Hermitage Hills, Section 9, of record in Book 3600, page 97, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

THE improvements thereon being known as 4002 Plantation Drive, Hermitage, Tennessee 37076.
(Tax ID No. 07509019400)

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a fee simple deed from Ronald P. Groover and wife, Kathryn H. Groover, dated April 30, 1987, and recorded May 1, 1987, in the Register of Deeds for the County of Davidson, in Book 7221, at Page 672.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantors' hands this 29th day of February, 2008.

{Seal}
Michael C. Hayes

{Seal}
Melody C. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of February, 2008, before me the undersigned officer, personally appeared Michael C. Hayes and Melody C. Hayes, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires:

CATHY KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 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 29 day of Feb, 2008

Notary Public

My Commission expires: 3-27-09

CATHY KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Person or Agency responsible for taxes:
Michael C. Hayes
4002 Plantation Drive
Hermitage, TN 37076-1137

SEND TAX STATEMENTS TO THE GRANTEE.