THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF ROBERTSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **211,900.00**. Trina Ridgway Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2008. Katherine Lee Notary Public MY COMMISSION EXPIRES: 9/26/11 (AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth B. Hayes	E-Loan	MAP 173-9-A
1501 Tolkien Lane	6230 Stoneridge Mall Rd.	PARCEL 396CO
Nashville, TN 37211	Pleasanton CA 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cathy Cofer and husband, Randy A. Cofer**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruth B. Hayes, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 330 on the Plan of Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427, Registers office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathy Cofer by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20051003-0118252, in the Registers Office for Davidson County, Tennessee, dated September 27, 2005. Cathy Cofer is one in the same person as Kathy Cofer.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

() IMPROVED property known as **1501 Tolkien Lane, Nashville, TN 37211.**

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 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 forever 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 our hand(s) this the 18th day of April, 2008.

Davidson County DEEDWARR
Recvd: 04/22/08 13:13 2 pgs
Fees:13.00 Taxes:784.03
20080422-0041090

Cathy Cofer

Randy A. Cofer by Kathy Cofer Atty in fact

Randy A. Cofer by Kathy Cofer, Attorney-in-Fact

The signature of Randy A. Cofer is signed by his duly appointed Attorney-in-fact Kathy Cofer, pursuant to the Power of Attorney recorded in Record Book ____, page ____, said Register's Office.

*20080422-0041089

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cathy Cofer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of April, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Cofer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that_____ executed the within instrument on behalf of **Randy A. Cofer**, as _____ Attorney in Fact, as the free act and deed of the within named **Randy A. Cofer**.

Witness my hand and official seal this the 18th day of April, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Cathy Cofer and Kathy Cofer are one and the same person.