This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P08-1105-D

Davidson County DEEDWARR
Recvd: 04/29/08 13:20 2 pgs
Fees:13.00 Taxes:210.90
20080429-0043651

WARRANTY DEED

Address of New Owners:
Mr. David Craig
105 Blue Hills Ct.
Nashville, TN 37214

Send Tax Bills To:
New Owners

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,

Melinda Hagan Porter and Anthony Hagan as Co-Executors of The Estate of Beatrice Hagan Haley, deceased, and Melinda Hagan Porter, as Trustee of The Beatrice Hagan Haley Living Trust, established by the Revocable Trust Agreement of Beatrice Hagan Haley, dated April 19, 2007

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

David Craig, unmarried

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:

Being land in the First Civil District of Davidson County, Nashville, Tennessee, located generally at the Northwest intersection of Lincoya Drive and Freno Lane, and also being Lot 22, on the Plan of Lincoya Hills, as of record in Plat Book 1835, Page 91, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follow:

BEGINNING at a 5/8 inch rebar set with cap MEW 1649 (to which all further reference for iron pin set shall refer) in the Westerly right-of-way line of Freno Lane at the common front corner of Lots 22 and 23 of the above mentioned plat; thence with said Westerly right-of-way line, along a curve to the right 127.42 feet to a concrete monument found under the root of a tree, said curve having a delta of 26 degrees 32 minutes 49 seconds, a radius of 275.00 feet, a tangent of 64.87 feet and a chord of South 17 degrees 02 minutes 56 seconds West 126.28 feet; thence along a curve return to the right 30.93 feet to an iron pin set in the Northerly right-of-way line of Lincoya Drive, said curve having a central angle of 80 degrees 33 minutes 53 seconds, a radius of 22.00 feet, a tangent of 18.65 feet, and a chord of South 71 degrees 58 minutes 34 seconds West 28.45 feet; thence with said Northerly right-of-way line along a curve to the left 141.35 feet to an iron pin set, said curve having a central angle of 20 degrees 14 minutes 49 seconds, a radius of 400.00 feet, a tangent of 71.42 feet, and a chord of North 74 degrees 49 minutes 04 seconds West 140.62; thence North 84 degrees 56 minutes 28 seconds West 41.30 feet to an iron pin set at the Southeast corner of Lot 21, Lincoya Hills; thence with the Easterly line of said Lot 21, North 05 degrees 03 minutes 32 seconds East 106.20 feet to a ½ inch rebar found at the Southwest corner of Lot 23; thence with the Southerly line of Lot 23, South 85 degrees 52 minutes 10 seconds East 232.16 feet to the point of beginning. Containing 26,173 square feet or 0.60 acres, more or less, according to a property line survey of the Beatrice Hagan Haley Estate, by Sawyer Land Surveying, LLC, File 08-015, dated March 27, 2008.

Being part of the same property conveyed to John L. Haley and wife, Beatrice Hagan Haley, by deed from Noel B. Nokes and W.H. Freeman, dated February 16, 1953 and of record in Book 2136, Page 223, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Beatrice Hagan Haley upon the death of her husband, John L. Haley, by reason of their tenancy by the entirety.

This conveyance is subject to the right-of-way of Freno Lane and Lincoya Drive.

This conveyance is subject to all matters shown on a plat of record in 1835, Page 91, in the Register's Office of Davidson County, Tennessee.

This is (X) Unimproved ( ) Improved property known as Lot 22 Lincoya Hills, Nashville, TN

THIS CONVEYANCE IS SUBJECT TO: 2008 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hands this the 25th day of April, 2008.

Beatrice Hagan Haley Living Trust

By: Melinda Hagan Porter
Melinda Hagan Porter, Trustee

Estate of Beatrice Hagan Haley, deceased

By: Melinda Hagan Porter
Melinda Hagan Porter, Co-Executor

By: _____
Anthony Hagan, Co-Executor

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 Melinda Hagan Porter as Trustee of the Beatrice Hagan Haley Living Trust, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2008.

_____
Notary Public

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

My Commission Expires: May 24, 2008
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 Melinda Hagan Porter and Anthony Hagan as Co-Executor of the Estate of Beatrice Hagan Haley, deceased, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2008.

_____
Notary Public

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

My Commission Expires: May 24, 2008
STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of April, 2008.

_____
Notary Public

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

My Commission Expires: May 24 2008
Map: 84-12, Parcel: 106.00