Davidson County DEEDWARR
Recvd: 05/02/08 10:37 2 pgs
Fees:13.00 Taxes:1061.90
20080502-0045021

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: James Randall Wilson and Valerie L. Wilson, Grantors
TO: Leigh A. Hayes, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Leigh A. Hayes 928 Benton Avenue Nashville, TN 37204	Same as Owner	105-09-0-409.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is ~~$289,000.00.~~ $287,000.00.

Affiant

Subscribed and sworn to before me this the 30 day of April, 2008.

My commission expires: 7-24-10

NOTARY PUBLIC

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **James Randall Wilson and wife, Valerie L. Wilson**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Leigh A. Hayes, unmarried**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the Westerly part of the Easterly 120 feet of Lot No. 40, on the Plan of Waverly Land Company's Addition, as shown on plat of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 50 feet on the northerly side of Benton Street (formerly Arlington Street) and runs back between parallel lines to an alley in the rear and measures 70 feet on said alley and is more particularly bounded and described as follows:

Beginning at a point on the North side of Benton Avenue, 100 feet Easterly from the 10th Avenue, South, formerly Jowett Avenue, and runs Easterly along the Northerly margin of Benton Avenue, 60 feet to the Southwest corner of the property conveyed by H.K. Lannom and wife, to J. Byron White; thence Northerly along the Westerly line 218 feet, more or less, to a point on the South

margin of an alley, which is 50 feet West from the Northeast corner of Lot No. 40; thence Westerly along said alley 70 feet, more or less, to a point; 100 feet Easterly from the East margin of the 10th Avenue South; thence Southerly parallel with the Easterly margin of 10th Avenue South 216 feet to the point of beginning.

BEING the same property conveyed to James Randall Wilson and wife, Valerie L. Wilson by warranty deed, recorded February 2, 2006 in Instrument No. 20060202-0013019, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 928 Benton Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 30 day of April, 2008.

"GRANTORS"

James Randall Wilson

Valerie L. Wilson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named James Randall Wilson and Valerie L. Wilson, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 30TH day of April, 2008.

My commission expires: April 4, 2010

Notary Public

PATRICK DAVID MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2010
Seal