WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/08 10:10 2 pgs
Fees:13.00 Taxes:631.93

20080516-0050449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,793.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
12th DAY OF May 2008

Notary Public

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary B. Hayes, an unmarried woman	New Owner	MAP & PARCEL
(NAME)	(NAME)	
312 Utley Drive	"	01803002400
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	"	
(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, Amelia H. Wrye, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary 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:

Being land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Connell Estates Section 3, of record in Book 3600, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 which is a corner lot fornts 166.71 feet on the southerly margin of Issac Drive and fronts 177.76 feet on the westerly margin of Utley Drive, said frontages being joined by a curve having a length of 35.870 feet, and extends back 256.4 feet on the westerly line and 237.5 feet on the southerly line to a point of intersection.

Being the same property conveyed to John J. Wrye and spouse, Amelia H. Wrye from Ronald D. Hoctor and spouse, Maria Hoctor by Warranty Deed recorded in Book 9673, Page 149, Register's Office for Davidson County, Tennnessee. The said John J. Wrye having since died.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, ALSO SUBJECT TO Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4805, Page 723, Register's Office for Davidson County, Tennessee. Subject to the Plan of Connell Estates, Section 3, of record in Plat Book 3600, Page 31, Register's Office for Davison County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon. Restrictive covenants of record in Book 3672, Page 251, Register's Office for Davison County, Tennessee.

This is improved ( ) unimproved (X) property, known as 312 Utley Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of May 2008

Amelia H. Wrye
Amelia H. Wrye

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 Amelia H. Wrye

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 12th day of May, 2008.

Commission expires 3/20/2010

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY