WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/08 14:06 2 pgs
Fees:13.00 Taxes:525.40

20080604-0057298

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $142,000.00.

Affiant

Subscribed and sworn to me on May 29, 2008.

NOTARY PUBLIC

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel C. and Christy P. Biles 729 William Howard Place Nashville, TN 37209	Same	090-12-0B-016.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDDIE J. HALES and WIFE, CHEYRL D. HALES**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DANIEL C. BILES and WIFE, CHRISTY P. BILES,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hodges Estates, a Planned Unit Development, of record in Book 11700, Page 33, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Eddie J. Hales and wife, Cheryl D. Hales from Patrick Hester by Warranty Deed dated July 18, 2007 of record in Instrument No. 20070725-0088142, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
> 3. Restrictions of record in Book 11701, Page 212 and Book 11701, Page 221, Register's Office for Davidson County, Tennessee; and
> 4. All things and matters as shown on the plat of record in Book 11700, Page 33, said Register's Office; and
> 5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 729 William Howard Place, Nashville, TN 37209.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on May 29, 2008.

Eddie J. Hales

Cheryl D. Hales

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 29, 2008, before me personally appeared Eddie J. Hales and wife, Cheryl D. Hales to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 29, 2008.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY