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Realty Title Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/18/08 10:52 2 pgs
Fees:13.00 Taxes:203.50

20080618-0062685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2008.

Notary Public
My commission expires: 7/24/2010

DAVIDSON COUNTY KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC

03-0805-35453

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark A. Hayes 73 White Bridge Road, Ste. 103 #135 Nashville TN 37205	NEW OWNER	91-11-0-047

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry William Mullens and Margaret Helen Powell, Heirs at Law of Sarah H. Mullens, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark A. Hayes and wife, Dawn Hayes, hereinafter called the Grantees, their successors 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 Lots Nos. 1117 and 1119, Block No. 164 on the Plan of No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah M. Mullens, unmarried, by deed from Estate of Laura Ferrell Cleghorne, dated 7-6-87, recorded 7-10-87, of record in Book 7293, Page 579, Register's Office for Davidson County, Tennessee. Sarah M. Mullens having since died, leaving Larry William Mullens and Margaret Helen Powell as her heirs at law. Margaret Helen Powell having since married and now being known as Margaret Helen Powell Richardson.

Subject property is not now, and never has been, the residence of the grantors herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5210 Illinois Avenue, 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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of June, 2008.

Larry William Mullens, Heir at Law of Sarah H. Mullens, deceased

Margaret Helen Powell Richardson, Heir at Law of Sarah H. Mullens, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry William Mullens and Margaret Helen Powell Richardson, Heirs at Law of Sarah H. Mullens, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 13th day of June, 2008.

Karen Colbert
State of Tennessee at Large

KAREN COLBERT
DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires: 7-24-2010