Davidson County DEEDWARR
Recvd: 06/26/08 11:05 2 pg
Fees:13.00 Taxes:832.50

20080626-0065822

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amanda Vaughn
Affiant

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

Rebekah J Sims
Notary Public
My commission expires: 3-20-2010

03-0804-35375

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William B. Hunt	Synovus Mortgage Corp	91-16-0-325
3910 Elkins Avenue	2204 Lakeshore Dr, Ste 325	
Nashville TN 37209	Birmingham, AL 35209	

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, Mark Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William B. Hunt and Leslie M. Guido, 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 Lot No. 6, Block 20, on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, Pages 160 and 161, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hayes by deed from Anthony Schumann and wife, Juli Schumann, dated 2-12-08, recorded 2-13-08, in Instrument No. 20080213-0014457, Register's Office for Davidson County, Tennessee.

Subject property, is not and never has been, the residence of the grantor herein.

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 3910 Elkins 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.

Mark Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

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

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires ~~02/22/09~~ 7/24/2010