Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Stephen C. Haynie
4289 Rachel Donelson Pass
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CWB Mortgage Ventures, LLC
dba Commerce Union Mortgage
P. O. Box 961206, FWTX-22
Fort Worth, TX 76161-0206

MAP 75-110
GROUP A
PARCEL 128CO

Davidson County DEEDWARR
Recvd: 07/14/08 08:41 2 pgs
Fees:13.00 Taxes:799.20
20080714-0071668

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul J. Emery, Jr. and wife, Carolyn R. Emery,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Stephen C. Haynie**, unmarried, hereinafter called the GRANTEE, his heirs 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. 106 on the Plan of Phase Four-B, Heritage Meadows, of record in Instr. 20031111-0164698, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Paul J. Emery, Jr. and wife, Carolyn R. Emery by deed from Jean D. Wood, unmarried of record in Instr. 20061103-0136985, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **4289 Rachel Donelson Pass, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, and his 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 our hands this the **10th** day of **July, 2008.**

Paul J. Emery, Jr.

Carolyn R. Emery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul J. Emery, Jr. and wife, Carolyn R. Emery**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of July, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $216,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of July, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010