WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/08 09:59 2 pgs
Fees:13.00 Taxes:684.50
20080917-0094957

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this the 12th day of September, 2008.

Notary Public

My commission expires:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremy Andre Haynes **Erica Nicole Haynes**	Heowner	**Map 062-02-0-B, Parcel 032.00CO**
4036 Longfellow Drive	"	
Nashville, TN 37214	"	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Sherman, an unmarried man

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

Jeremy A. Haynes and Erica N. Haynes, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Final Plat of Abbington Park, Phae One - Section One, a Planned Unit Development, as of record in Instrument No. 20030328-0041019 and as amended in Instrument No. 20060504-0052203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to James Sherman, an unmarried man by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, of record in Instrument No. 20030826-0123402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4036 Longfellow Drive, Nashville, TN 37214**

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 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/our hand(s) this 12th day of **September, 2008.**

James Sherman

James Sherman

James Sherman

STATE OF VIRGINIA)
~~COUNTY~~ OF ALEXANDRIA)
CITY

Personally appeared before me, a Notary Public of said County and State, **James Sherman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alexandria, Virginia, this 12th day of **September, 2008.**

Notary Public

My Commission Expires: APR 30, 2010

RALPH HAMMOCK
Notary Public
Commonwealth of Virginia
Commission Expires April 30, 2010
Commission ID# 266451