Davidson County DEEDWARR
Recvd: 09/26/08 10:29 2 pgs
Fees:13.00 Taxes:444.00
20080926-0097902

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Troy Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2008.

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Troy Hayes	Mortgage Investors Group	Parcel ID:
3841 Lunn Dr.	8320 East Walker Springs Lane, Ste.	05811020700
Nashville, TN 37218	200 Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Richard L. Brown, Jr. and wife, Tina Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Troy Hayes, a married man , and wife, Mary R. Hayes,
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:

BEING Lot No. 24, on the Plan of Resubdivision of Portion Lot 1-A, Gold Key Estates, of record in Plat Book 5060, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 24 fronts 138.73 feet on the westerly side of Lunn Drive and extends back 225.9 feet on the northerly line and 219.76 on the southerly line to a dead line measuring 139.53 feet thereon.

Being the same property conveyed to Richard L. Brown, Jr. and wife, Margaret J. Brown by deed from William D. Fields and wife, Henrietta P. Fields, of record in Book 6972, Page 279, dated September 5, 1986 and recorded September 8, 1986 said Register's Office. The said Margaret J. Brown now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 4297, Page 855; Book 4754, Page 901, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5060, Page 36, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3841 Lunn Dr., Nashville, TN 37218

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 and assigns forever; and we do covenant with 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 our hands this 24th day of September, 2008.

Richard L. Brown, Jr.

Tina Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Brown, Jr.and wife Tina Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.