This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/03/08 10:49 4 pgs
Fees:23.00 Taxes:666.00
20081003-0100693

ADDRESS NEW OWNER:

Christy Pruitt Haynes
255 Barker Road
Nashville, TN 37214

SEND TAX BILL:

Bank of America, N.A.
9000 Southside Blvd., #700
Jacksonville, FL 32256

MORTGAGEE:
Bank of America, N.A.
9000 Southside Blvd., #700
Jacksonville, FL 32256

MAP AND PARCEL:
09502006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karlton George Fredebeil and LaBecca Fredebeil Hall, Co-Executors of the Estate of Karl George Fredebeil** ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Christy Pruitt Haynes**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Walnut Grove, of record in Book 2133, page 87, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Karl George Fredebeil and wife, Frances Harris Fredebeil by deed from Harold M. Greenhouse and wife, Rosalyne J. Greenhouse, of record in Book 2929, page 449, Register's Office for Davidson County, Tennessee, dated August 6, 1959. The said Frances Harris Fredebeil having since died May 16, 1997 and Karl George Fredebeil having subsequently died testate on February 27, 2007 leaving a Will of in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P-506. The Last Will and Testament directs Karlton George Fredebeil, Jr. and LaBecca Fredebeil Hall and authorizes them to execute this deed as Co-Executors of the Estate of Karl Geroge Fredebeil.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 255 Barker Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand on the dates set forth in the notary acknowledgements to follow.

ESTATE OF KARL GEORGE FREDEBEIL

BY: Karlton George Fredebeil
Karlton George Fredebeil, ~~Jr.~~, Co-Executor
KGF II

STATE OF Virginia)
COUNTY OF Spotsylvania)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Karlton George Fredebeil, ~~Jr.~~ II, Co-Executor of the Estate of Karl George Fredebeil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1 day of October, 2008.

Notary Public

My Commission Expires: 7/31/09

DEBRA SCHRECK
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2009

Registration # 253305

SEE PAGE THREE FOR ADDITIONAL SIGNATURE/NOTARY

BY: _____
LaBecca Fredebeil Hall, Co-Executor

STATE OF Ohio)
COUNTY OF Warren)

Before me, the undersigned, of the state and county aforesaid, personally appeared **LaBecca Fredebeil Hall, Co-Executor of the Estate of Karl George Fredebeil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of September, 2008.

_____
Notary Public

My Commission Expires: Has no expiration

NOTARIAL SEAL STATE OF OHIO

THOMAS J. HERSCH
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00

_____
AFFIANT

Subscribed and sworn to before me
this 3rd day of October, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

