07

Bk 48A
Realty T:Ic

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 $192,728.00.

Affiant

Subscribed and sworn to before me, this 24 day of SEPTEMBER, 2008.

Notary Public
My commission expires: ~~02/22/09~~ 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

03-0809-35608

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren M. Ashwood 5210 Illinois Avenue Nashville TN 37209	Gateway Funding Diversified 300 Welsh Rd, Bldg 5 Horsham, PA 19044	91-11-0-047

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 A. Hayes and wife, Dawn Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lauren M. Ashwood, unmarried and Jeremy A. Jeter, unmarried, as tenants in common with rights of survivorship 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. 1117 and 1119, Block No. 164, on the Plan of No. 1 Plan of West Nashville, of record in Book 57 , Pages 74 and 75, 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 A. Hayes and wife, Dawn Hayes by deed from Larry William Mullens and Margaret Helen Powell, heirs at law of Sarah H. Mullens, deceased, dated 6/13/08, recorded 6/18/08, in Instrument No. 20080618-0062685, Register's Office for Davidson County, Tennessee.

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 5210 Illinois 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.

Davidson County DEEDWARR
Recvd: 10/08/08 12:01 2 pgs
Fees:13.00 Taxes:713.09
20081008-0102093

WITNESS my hand this 24th day of September, 2008.

Mark A. Hayes

Dawn Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 24th day of September, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

