Davidson County DEEDWARR
Recvd: 10/30/08 13:33 2 pgs
Fees:13.00 Taxes:499.50

20081030-0108381

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

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

Notary Public
My commission expires: 9-19-09

03-0810-35653

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher M. James 734 Vernon Avenue Nashville TN 37209	New Owner	91-05-0-C-734

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, Larry Hynes and wife, So Un Hynes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher M. James, a single man, 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 Unit No. 734, on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Declaration of Covenants. Reference is hereby made to the Plan of Vernon Avenue Townhomes, for placement of Units as shown on Exhibit "C" to the Declaration of Covenants recorded at Instrument No. 20061024-0131877, to which Exhibit reference is hereby made for more complete description.

Being the same property conveyed to Larry Hynes and wife, So Un Hynes, by deed from Timothy P. Sells, dated 4-12-07, recorded 4-18-07, of record in Instrument No. 20070418-0046283, 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 734 Vernon 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.

WITNESS my hand this 22 day of October, 2008.

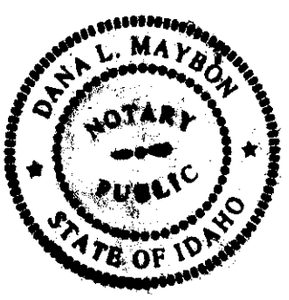
Larry Hynes

So Un Hynes

STATE OF IDAHO
COUNTY OF Elmore

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry Hynes and So Un Hynes, 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 Boise, Idaho, this 22 day of October, 2008.



Notary Public

My Commission expires: 8/7/09