THIS INSTRUMENT PREPARED BY AND
~~AFTER RECORDING RETURN TO:~~

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/16/08 14:23 2 pgs
Fees:13.00 Taxes:516.15
20081216-0120531

Address New Owner(s)
Eric J. Hayes
7101 Preston Run Circle
Goodlettsville, Tennessee 37072

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Send Tax Bills To:
Eric J Hayes
211 Moss Trail
Goodlettsville, TN 37072

Map & Parcel Nos.:
025 16 0 044.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **11th day of December, 2008**, by and between **Herschel Aubrey Findley and Jacqueline R. Findley, husband and wife**, party of the first part, and **Eric J. Hayes, a married man**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($139,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Goodletsville, County of Davidson, State of Tennessee:

Being Lot No. 75 on the Map of Goodlettsville Heights Subdivision, Section No. Two, of record in Book 1424, Page 120, Register's Office for said county. Said Lot No. 75 fronts 100 feet on the easterly side of Moss Trail Road and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to Herschel Aubrey Findley and wife, Jacqueline R. Findley, from Steven C. Frost and wife, Mylinda K. Frost, by deed dated April 4, 1985, of record in Book 6528, Page 73 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Herschel Aubrey Findley
Herschel Aubrey Findley

Jacqueline R. Findley
Jacqueline R. Findley

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Herschel Aubrey Findley and Jacqueline R. Findley, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **11th day of December, 2008.**

My commission expires: 3/29/13

Laura L. Miller
Notary Public

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 29, 13

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property ~~transferred~~, whichever is greater is, **$139,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **11th day of December, 2008.**

Laura L. Miller

PROPERTY ADDRESS:
211 Moss Trail
Goodletsville, TN 37072

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 29, 13

Prepared By

Jason Kron, Esq.
Heritage Title Services
Maryland Park Center
115 East Park Drive Ste#200
Brentwood, TN 37027