WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/09 14:26 3 pgs
Fees:18.00 Taxes:382.95

20090120-0004818

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.00

Donovan L. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 14th DAY OF ~~December~~ January 2009

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donovan L. Haynes (NAME)	~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ (NAME)	043020A21000CO
210 Cedarwood Lane (ADDRESS)	New South Federal Savings Bank 210 Automation Way, MSN 49730 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	

FOR AND 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, Deborah D. Davis and husband, John Willie Riggs and Larita Foster, **unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donovan L. Haynes

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:

Land in Davidson County Tennessee, being Unit Number 210 (identified on Davidson County Property Assessor's records as Unit P-210) on the revised Plan of the Cedarwood Courtyard Homes, Phase Two, as of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, clarified by Clarification of Plat of record in Book 5497, Page 800, said Register's Office, together with the appurtenant interest in the common area and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of record in Book 5707, Page 121, Register's Office for Davidson County, Tennessee and all amendments thereto.

Being the same property conveyed on October 20, 2004 to Deborah D. Davis and Larita Foster, both unmarried from Nathan E. Baker and wife, Shirley A. Baker by Warranty Deed of record in Instrument No. 20041022-0127281, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc., of record in Book 5307, Page 231, as amended in Book 6062, Page 284, both in the Register's Office for Davidson County, Tennessee; subject to Revised Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee, and Supplementary Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc., of record in Book 5669, Page 132; Book 6053, Page 422; Book 6119, Page 402; Book 6216, Page 434, said Register's Office as amended in Book 6707, Page 216; Book 9010, Page 503 and Book 9010, Page 505, said Register's Office; subject to the Plan of Cedarwood Courtyard Homes, Phase Two, a Planned Unit Development, of record in Plat Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 210 Cedarwood Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 15th day of December 2008

Deborah D. Davis

Larita Foster

John Willie Riggs

Attorney-in-Fact

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 Deborah D. Davis and husband, John Willie Riggs ~~xxxxxxxxxx~~ ~~xxxxxx~~

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 19th day of December, 2008.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, ~~2008~~ 2008, before me personally appeared Deborah D. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larita Foster and acknowledged that she executed the same as the free act and deed of Larita Foster. Witness my hand and official seal at office at Madison, Tennessee, this 19th day of December, ~~2008~~ 2008

My Commission Expires: 3-20-10

Deanie L. Gregory
Notary Public

LEGAL DESCRIPTION CONTINUATION

5200, Page 590, as clarified by Clarification of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.