Davidson County DEEDWARR
Recvd: 01/22/09 13:39 2 pgs
Fees:13.00 Taxes:181.30
20090122-0005541

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
08-0153

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 49,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of January, 2009

Notary Public
Commission Expires: 2-20-12

CHRIS MULE NOTARY PUBLIC AT LARGE My Comm. Expires Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Michael Mercer
2731 Bullock Avenue
NashvilleTN37206

SEND TAX BILLS TO:
Michael Mercer
2731 Bullock Avenue
NashvilleTN37206

MAP & PARCEL
MAP 60-16 PAR.272

WARRANTY DEED

FOR AND IN 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, I/WE,

Ronald B. Hayes, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Mercer

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 Lot No. 4A Zone Lot Division of Lots 4 thru 9 as shown on the Resubdivision Plan of Lot No. 3 and a part of Lot No. 4, Joywood Heights, Section III in Book 5200, page 729, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald B. Hayes by Cash Deed from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, DC of record in Book 8235, page 332, said Register's Office, dated November 7, 1990.

RBH
RBH

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2731 Bullock Avenue Nashville TN 37206.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Ronald B. Hayes

Lynn Hayes

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald B Hayes & Lynn Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of January, 2009.

Notary Public

Commission Expires:

