Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of June 2009.

Notary Public
My commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/04/09 10:43 3 pgs
Fees:18.00 Taxes:439.93
20090604-0051678

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Myrick Hayes	Bank of America, N.A.	107090019[illegible]
1014 Massman Dr.	801 Crescent Center Dr	
Nashville TN 37217	#310 Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged B M Williams and wife Sonia J. Williams hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Myrick Hayes and Laura Allison St. John as tenants in common each an undivided fifty (50%) hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Patricia Heights Annex, as of record in Book 2900, page 37, Register's Office for said County. Said Lot No. 3 fronts 101 feet on the northeasterly side of Massman Drive, and runs back 421.14 feet on the northwesterly line and 483.42 feet on the southeasterly line to a dead line in the rear on which it measures 99.51 feet.

Being the same property conveyed to B. M. Williams and wife, Sonia J. Williams by deed dated September 28, 1964 from Cornelis Plagge and wife, Jacoba H. Plagge of record in Book 3816 Page 575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) All matters appearing on plan of Patricia Heights Annex of record in Plat Book 2900 Page37, Register's Office for County, Tennessee 4) Right of way easement record in Book 5531 Page 212 5) Restrictions of record in Book 2542, page 519, and amended in Book 6045, page 421, and amended in Book 6067, page 762, Register's Office for Davidson County, Tennessee

This property is improved property known as 1014 Massman Dr., Nashville, Tennessee 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of May, 2009.

B M Williams

Sonia J Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B M Williams and Sonia J. Williams, 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 Brentwood, Tennessee, this 29th day of May, 2009.

Notary Public

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: Jan 23, 2012

File: 06143

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County