BILL GARRETT, Davidson County
Trans:T20090048022 DEEDWARR
Recvd: 07/16/09 12:18 2 pgs
Fees:13.00 Taxes:623.45
20090716-0066743

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
G. Avery Poor & Sylvia A. Poor
4411 Brush Hill Road
Nashville, TN 37216

SEND TAX BILL TO:
Regions Mortgage
2050 Parkway Office Cr
Birmingham AL 35244

TAX ID 61-4/43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joseph C. Hafner,** has this day bargained and sold, and does hereby transfer and convey unto **G. Avery Poor and Sylvia A. Poor, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 11 of Block No. 3 on the Plan of A. J. McGaughey Second Hayesboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, described as follows:

BEGINNING at a point where the lot line between Lots Nos. 11 and 12 intersects the west margin of Brush Hill Road; thence southerly 65 feet along the western margin of Brush Hill Road; thence South 36 deg. 17' West 40 feet to the southerly margin of Lot No. 11; thence westerly 270 feet to the corner of Lots Nos. 10 and 11; thence northerly 100 feet to the corner of Lots Nos. 11 and 12; thence easterly 300 feet to the point of beginning.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to Arlie William Frost and wife, Lottie K. Frost, by deed from Robert E. Barry and Marijo T. Barry, of record in Book 4165, Page 210, as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 11 of Block No. 3 on the Plan of A. J. McGaughey Second Hayesboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, described with reference to a survey by T.R. Sanford, Surveyor, dated 5/2/67, as follows:

BEGINNING at a point in the common rear corner of Lots 11 and 12 of said Subdivision; thence with the rear boundary line of Lot 11, southerly 51 feet more or less to a point; thence North 82 deg. 14' East 12.3 feet more or less to a point in a rail fence; thence with said fence North 7 deg. 46' West 50 feet more or less to a point in the dividing line between said Lots 11 and 12; thence with said dividing line westerly 11 feet more or less to the point of beginning.

Being the same property conveyed to Joseph C. Hafner by Deed of record in Book 10397, page 992, Register's Office for Davidson County, Tennessee.

This is improved property known as **4411 Brush Hill Road Nashville, TN 37216.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said

GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 547, page 43, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of June, 2009

Joseph C. Hafner

Joseph C. Hafner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joseph C. Hafner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of June, 2009.

NOTARY PUBLIC

My Commission Expires: January 12, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$175,000.00~~ 168,500.00.

Donna W. Johnson

AFFIANT

Subscribed and sworn to before me this the 26th day of June, 2009.

Martha Edwards

NOTARY PUBLIC

My Commission Expires: November 7, 2011