Box 10-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $35,000.00.

Affiant

Subscribed and sworn to before me this 17 day of February 2010

Notary Public
My Commission expires: 10/20/2013
(Affix Seal)

AMANDA DEAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas Haehn	SAME	133-02-0-113.00
772 Newberry Road		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tn Homebuyers, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas Haehn**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 7 on the plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "1", page 442, Chancery Court at Nashville, being Lot No. 14 on the unrecorded map of A.C. Roth's Subdivision described according to a survey made by Z.J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 415 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue 159.4 feet; thence eastwardly 50 feet to a point in the northwest corner of Lot No. 13 on said unrecorded plan; thence southwardly with the line between Lots Nos. 13 and 14, 160.3 feet to the northerly margin of Antioch Pike, the southwest corner of Lot No. 13; thence with the northerly margin of said Pike, westwardly 50 feet to the point of beginning.

Being the same property conveyed to Tn Homebuyers Inc., by deed from William Robert Seat, II, unmarried, on February 16, 2010, of record in Instrument Number 20100216-0011842, Register's Office for Davidson County, Tennessee.

Included in the above parcel bbut specifically excluded therefrom is the parcel conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4348, page 150, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Minute Book 1, page 442, Register's Office Davidson County, Tennessee.
- Easements of record in Book 4298, page 646; and Book 4348, page 150, Register's Office for Davidson County, Tennessee.

This is improved property known as: **302 Antioch Pike, Nashville, TN 37211**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 hands this February 17, 2010.

Tn Homebuyers, Inc.

By Dan Lain

BILL GARRETT, Davidson County
Trans:T20100009838 DEEDWARR
Recvd: 02/18/10 15:19 2 pgs
Fees:13.00 Taxes:129.50
20100218-0012547

STATE OF TENNESSEE

COUNTY OF Robertson

On this 17th day of February, 2010, before me, appeared Dan Lain, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of TN Homebuyers, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

