BILL GARRETT, Davidson County
Trans:T20100010208 DEEDWARRSP
Recvd: 02/19/10 16:15 5 pgs
Fees:28.00 Taxes:347.80
20100219-0013070

SPECIAL WARRANTY DEED

FROM: H. Rodes Hart, Jr.,
Grantor

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

TO: Stephen L. Haines and
Karon J. Haines,
collectively, the Grantees

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Stephen L. Haines and Karon J. Haines 1600 Elizabeth Road Nashville, TN 37218	Same	069-16-0-067.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Ninety Four Thousand and No/100 Dollars ($94,000.00).

Stephen L. Haines
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of February, 2010.

Brandy K. Gomaz
Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 4, 2013

FOR AND IN CONSIDERATION OF the sum of Ninety Four Thousand and No/100 Dollars ($94,000.00), the receipt and sufficiency of which are hereby acknowledged, H. Rodes Hart, Jr. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Stephen L. Haines and Karon J. Haines (collectively, the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1600 Elizabeth Road, Nashville, TN 37218.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor has never made the Property his principle residence.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 19th day of February, 2010.

H. Rodes Hart, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 15th day of February, 2010.

Notary Public

My Commission Expires: 1-7-2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, described according to a new survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street 199 feet west of the northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, in the Register's Office for said County, being the corner of Lots Nos. 12 and 13; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with the northerly margin of said Avenue westwardly 100 feet to the easterly margin of a 50 foot unnamed street; thence with the easterly margin of said unnamed street northwardly 136.05 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.52 feet to the southerly margin of said Elizabeth Street; thence with the southerly margin of same eastwardly 79.9 feet to the beginning.

Being the same property conveyed to H. Rodes Hart, Jr. by deed recorded as Instrument No. 20091008-0093990 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Lien of 2010 Real Estate Taxes.

2. Restrictive Covenant for Detached Structure contained in instrument of record as Instrument No. 20071211-0142957, Register's Office for Davidson County, TN.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.