BILL GARRETT, Davidson County
Trans:T20100018085 DEEDWARR
Recvd: 03/29/10 11:25 2 pgs
Fees:13.00 Taxes:454.73
20100329-0023130

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of March 2010, by and between Richard A Nelson, married**, party of the first part, and Daniel S Hadaway and Elizabeth D Hadaway, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 44, Final Plat, Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 2011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being all or part of the same property conveyed to Richard A. Nelson by virtue of that certain Quit Claim Deed dated June 18, 2009, at Instrument No. 20090625-0059183 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Michael Louis Murray and Richard A Nelson by Cash Deed at Instrument No. 20090625-0059182, dated June 18, 2009 and being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20090225-0016386, dated January 7, 2009 from Gloria Salome and Mariano Rosa by virtue of Warranty Deed at Instrument No. 20030619-0084817 dated June 16, 2003, in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has been used for investment purposes only and has never been used as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Instrument NO. 20020116-0006750 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard A Nelson by Christine Nelson attny's fact

Richard A Nelson, by Christine Nelson Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Christine Nelson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof to be the person who executed the foregoing instrument in behalf of Richard A Nelson, and who acknowledged that she executed the same as the free act and deed of said Richard A Nelson.

WITNESS my hand and official seal at office this 17th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Daniel S Hadaway and Elizabeth D Hadaway 7866 Rainey Drive Antioch, TN 37013
Tax Parcel No	182060A04400CO
Property Address:	7866 Rainey Dr Antioch, TN 37013
MAIL TAX BILLS TO:	F&M Bank 50 Franklin Street **Clarksville, TN 37040**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $122,900.00 which amount is equal to or greater than the amount which the property would command at a ~~fair and voluntary~~ sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of March, 2010.

Notary Public

My Commission Expires: 11/22/2010

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER