Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100026129 DEEDWARR
Recvd: 04/30/10 16:15 2 pgs
Fees:13.00 Taxes:638.25
20100430-0033268

03-1003-36453

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2010.

Notary Public
My commission expires: 8/20/2013

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Pearson 5207 Tennessee Avenue Nashville TN 37209	New owner Same	91-07-0-124

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark A. Hayes and wife, Dawn M. Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sarah Pearson and Kelly T. Carrel, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the westerly 20 feet of Lot No. 1108, and all of Lot No. 1110, Block 174, Plan #1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1108 and all of Lot No. 1110 adjoin and front together 45 feet on the southerly margin of Tennessee Avenue and extend back southerly between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mark A. Hayes and wife, Dawn M. Hayes by deed from K. Brent Chrisp, (erroneously referred to as K. Brett Chrisp in the prior deed of record), dated October 9, 2009, recorded October 14, 2009 in Instrument No. 20091014-0095246, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5207 Tennessee Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 27th day of April, 2010.

Mark A. Hayes

Dawn M. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Hayes and Dawn M. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of April, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/11/2013

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013