BILL GARRETT, Davidson County
Trans:T20100034877 DEEDWARR
Recvd: 06/08/10 13:52 2 pgs
Fees:13.00 Taxes:318.20
20100608-0044515

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

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of June, 2010, by and between Joyce Christian Garvin, unmarried, party of the first part, and Donald R Haley, married, 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 Lot No. 28 on the Plan of D.D. Phillips Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County, to which plan reference is herein made for a more complete description of metes and bounds. Included in the above description, but Excluded therefrom, is that part of said property conveyed to the Nashville Housing Authority by deed from Alfred C. Rutherford, clerk of Record in Book 4031, Page 391, Register's Office for said County.

Being all or part of the same property conveyed to Joyce Christian Garvin by virtue of that certain Quit Claim Deed dated August 18, 1993, at Book 9078, Page 174 in the Register's Office of Davidson County, Tennessee.

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 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.

Joyce Christian Garvin _____

Joyce Christian Garvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joyce Christian Garvin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of June, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Donald R Haley 923 Silverdene PL, Nashville, TN 37206
Tax Parcel No	08212024100
Property Address:	923 Silverdene Place Nashville, TN 37206
MAIL TAX BILLS TO:	Suntrust Mortgage, Inc. 401 Commerce St, Ste 6100 **Nashville, TN 37219**

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 $86,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donald R Haley
AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of June, 2010.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012