RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $324,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF June, 2010.

NOTARY PUBLIC

My Commission expires: 11-21-10

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JB Partners, A General Partnership	JB Partners, A General Partnerhsip	13213008500
(NAME)	(NAME)	
903 Robertson Academy Rd.	884 Van Leer	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy C. Haines, unmarried** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **JB Partners, A General Partnership** hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, located in Davidson, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 41, on the plan of Oak Hill Valley, of record in Plat Book1835, Pages 15-16, said Register's Office reference to which is hereby made for a more complete description.

Being the same property conveyed to Charles E. Haines, Jr and wife, Esther R. Haines by deed from Harmony Homes, Inc. recorded March 26, 1951, of record in Book 1945, Page 523, Register's Office for Davidson County, Tennessee.

Being further conveyed to Timothy C. Haines by Will of Charles E. Haines of record in Docket 05P16 of record in Davidson County Probate and also in Instrument No.201005170037733, Register's Office for Davidson County, Tennessee.

This is improved property known as **903 Robertson Academy Road, Nashville, TN 37220**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 25th day of June , 2010.

Timothy C. Haines

BILL GARRETT, Davidson County
Trans:T20100039114 DEEDWARR
Recvd: 06/28/10 11:01 1 pgs
Fees:13.00 Taxes:1202.13
20100628-0050189

STATE OF Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy C. Haines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of June 2010.

My Commission expires: 11-21-10

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY