BILL GARRETT, Davidson County
Trans:T20100039221 DEEDWARR
Recvd: 06/28/10 13:47 2 pgs
Fees:13.00 Taxes:1755.65
20100628-0050279

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Lloyd H. Hinote, Jr.
Jennifer H. Hinote
2808 West Linden
Nashville, TN 37212

SEND TAX BILL:

Mortgagee Synovus Mortgage Corp
P. O. Box 2868
Columbus, GA 31902

MORTGAGEE:

Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP AND PARCEL:

104-14-98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barbara J. Joers and husband, James M. Joers**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Lloyd H. Hinote, Jr. and wife, Jennifer H. Hinote** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 65, as shown on the map entitled Bransford Realty Co.'s Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 65 fronts 70 feet on the northerly side of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to James M. Joers and wife, Barbara J. Joers, by deed from James Frein, Jr. and wife, Elizabeth G. Frein, of record in Instrument No. 20061227-0159713, dated December 27, 2006, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 2808 West Linden, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of June, 2010.

Barbara J. Joers

James M. Joers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Barbara J. Joers and James M. Joers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 09/25/2010

JEANNIE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $474,500.00.

Nancy Enoch
AFFIANT

Subscribed and sworn to before me
this 25th day of June, 2010.

NOTARY PUBLIC

My Commission Expires: May 6, 2013

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN