03

Realty Title

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $379,000.00

Affiant

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

Notary Public
My commission expires: 02/11/13

03-1005-36538

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas R. Hays	Franklin American Mortgage	142-10-0 030.00
7307 Old Harding Road	501 Corporate Centre Drive, #400	
Nashville TN 37221	Franklin, TN 37067	

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, Carolyn Ellen Azzolini, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas R. Hays and wife, Linda A. Hays and Jason A. Hunt, 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 shown on Tax Assessment Property Map Sheet 142-10 as Parcel No. 30 and more particularly described as follows:

BEGINNING at a point on the southeasterly margin of Old Harding Road and running with the southeasterly margin of Old Harding Road North 49° 00' East 127 feet to a point, being the common corner between Tax Parcel No. 30 and Tax Parcel No. 31; thence South 67° 30' East 395 ft. to a point; thence South 34° 30' West 256 ft. to a point; thence North 77° 00' West 224.70 ft. to a point; thence North 49° 00' East 145 ft. to a point; thence North 57° 12' West 245.33 ft. to the point of beginning.

For informational purposes only, prior deed of record sets out subject property as containing 1.87 acres, more or less.

Being the same property conveyed to Carolyn Ellen Azzolini by deed from Carolyn June Walden dated July 21, 2006, recorded July 26, 2006, of record in Instrument No. 20060726-0089984, 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 7307 Old Harding Road, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20100039789 DEEDWARR
Recvd: 06/30/10 08:23 2 pgs
Fees:13.00 Taxes:1402.30
20100630-0050959

WITNESS my hand this 25th day of June, 2010.

Carolyn Ellen Azzolini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 25th day of June, 2010.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires: