Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0315A

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 190,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20100040043 DEEDWARR
Recvd: 06/30/10 15:19 2 pgs
Fees:13.00 Taxes:703.00
20100630-0051255

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires: Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE25th day of June, 2010

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:
Chris Haynes
4703 Nebraska Avenue
Nashville,TN 37209

SEND TAX BILLS TO:
Chris Haynes
4703 Nebraska Avenue
Nashville, TN 37209

MAP & PARCEL
103-03-0-244.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jean Neighbours Dozier and Deborah Lynn Merrill and William Franklin Merrill

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Haynes and wife, Melissa R. Haynes and Jason Bockman, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 2 of Block 19 on the map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the southerly side of Nebraska, formerly 8th Avenue, and runs back between lines 160 feet to an alley.

Being the same property conveyed to Jean Neighbours Dozier, Deborah Lynn Merrill and William Franklin Merrill, as joint tenants with right of survivorship, by Quitclaim Deed from Jean Neighbours Dozier, a widow, dated 6-9-00 and recorded 6-12-00 in Instrument No. 200006120058513, and being the same property previously conveyed to Royce E. Dozier and wife, Jean Neighbours Dozier, by Warranty Deed from Royce E. Dozier, as sole heir and executor under the Last Will and Testament of David E. Dozier, dated 1-9-98 and recorded 1-13-98 in Book 10756, page 303, and being the same property previously

conveyed to D.E. Dozier and wife, Blanche M. Dozier, by Warranty Deed from Claud Young Cooke, a widow, dated 3-4-74 and recorded 3-11-74 in Book 4794, page 932, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4703 Nebraska 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 and assigns forever; and we so covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 25th **day of** June, **2010.**

Jean Neighbours Dozier

Deborah Lynn Merrill

William Franklin Merrill

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean Neighbours Dozier, Deborah Lynn Merrill, William Franklin Merrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

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

Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.