Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Return to:
Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2010.

Notary Public
My commission expires: My Commission Expires JAN. 9, 2012

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

05-1007-65009

Address of New Owner:	Send Tax Bills to:	Tax Information
William D. Hasting	Brand Mortgage Group	061-01-0-037.00
601 Marswen Drive	6224 Sugarloaf Parkway, Ste. 200	
Nashville TN 37216	Duluth, GA 30097	

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, James Maynard Eaton, as Executor of the Estate of Anne G. Eaton, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William D. Hasting and wife, RaNae Hasting, 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 Lot No. 224, on the Plan of Gra-Mar Acres, Section VIII, of record in Book 2331, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Eaton and wife, Anne Goodman Eaton by deed from Castleman Construction Company, a Tennessee corporation, dated August 16, 1956, recorded August 22, 1956, of record in Book 2591, Page 367, Register's Office for Davidson County, Tennessee. The said Joseph A. Eaton having since died. Anne Goodman Eaton subsequently died testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 10P-844. Pursuant to the Last Will and Testament of Anne Goodman Eaton authority granted to James Maynard Eaton to sell transfer and convey property.

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 601 Marswen Drive, Nashville, TN 37216

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:T20100045267 DEEDWARR
Recvd: 07/23/10 15:01 2 pgs
Fees:13.00 Taxes:488.40
20100723-0057999

WITNESS my hand this 22nd day of July, 2010.

James Maynard Eaton, as Executor of
the Estate of Anne G. Eaton, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Maynard Eaton, Executor of the Estate of Anne G. Eaton, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd day of July, 2010.

Notary Public at Large

My commission expires:_____

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
06/17/2013