Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100046851 DEEDWARR
Recvd: 07/30/10 13:58 2 pgs
Fees:13.00 Taxes:240.50
20100730-0059885

39-B
File #10-1212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jo Ann Hayes Moore, Brenda Joyce Hayes Frazier, Larry Clyde Hayes, Garry Clyde Hayes and Connie Renee Hayes Kellogg, the Heirs at Law of Mary A. Hayes, deceased,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **New Hope Properties, LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 786 on the Map of Cloverhill Subdivision, Section I, as of record in Book 2331, page 57, said Register's Office.

Said Lot 786 fronts 83 feet on the easterly side of Ironwood Drive and extends back 198 feet on the northerly line and 180 feet on the southerly line, to a line in the rear on which it measures 84.9 feet.

Being the same property conveyed to Joe C. Hayes and wife, Mary A. Hayes (both deceased) by deed from A.H. Johnson and wife, Melvin Johnson dated August 1, 1957 of record in Book 2692, page 457, Register's Office for Davidson County, Tennessee. Said Joe C. Hayes predeceased Mary A. Hayes. Said Mary A. Hayes died intestate, leaving the undersigned as her only heirs at law. An Affidavit of Heirship naming the undersigned as the only heirs at law of Mary A. Hayes is recorded herewith as Instrument No. 20100730-0059884 RODC.

The property is not the residence of the Grantors, their respective spouses or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3128 Ironwood Drive, Nashville, TN, 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 26th day of July, 2010.

Jo Ann Hayes Moore
Jo Ann Hayes Moore

Brenda Joyce Hayes Frazier
Brenda Joyce Hayes Frazier

Larry Clyde Hayes
Larry Clyde Hayes

Garry Clyde Hayes
Garry Clyde Hayes

Connie Renee Hayes Kellogg
Connie Renee Hayes Kellogg

State of Tennessee)
County of Davidson)

On this 26th day of July, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jo Ann Hayes Moore, Brenda Joyce Hayes Frazier, Larry Clyde Hayes, Garry Clyde Hayes and Connie Renee Hayes Kellogg, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 65,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of July, 2010.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
New Hope Properties, LLC 718 Thompson Lane #108 Nashville, TN 37204	same	96-10-299