WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/10 08:30 2 pgs
Fees:13.00 Taxes:277.50
20101013-0081866

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 75,000.00

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 12 day of Oct, 2010

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 1313 Greenwood Avenue Trust	SAME	083-01-0-301.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Ernest Haynes and wife, Carol Haynes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1313 Greenwood Avenue Trust, L&O Farms, LLC, as, Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 on the plan of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 7 fronts 51.15 feet on the northerly side of Greenwood Avenue and runs back 196.8 feet on the westerly line and 200 feet on the easterly line, to an alley, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Charles Ernest Haynes and wife, Carol Haynes, by Executor's Quitclaim Deed from The Estate of Pauline P. Forkum, on March 5, 2008, of record in Book 200803180027165, page , Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 4, Register's Office Davidson County, Tennessee.

This is improved property known as: **1313 Greenwood Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 12, 2010.

Charles E. Haynes
Charles E. Haynes

Carol Haynes
Carol Haynes

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Ernest Haynes and wife, Carol Haynes** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 12TH, 2010

My commission expires _____

_____
Notary Public

R. M. KERWIN
MY COMMISSION # DD 639383
EXPIRES: April 4, 2011
Bonded Thru Budget Notary Services

DRIVER'S LICENSE I.D.
10/12/10

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY