THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100081494 DEEDWARR
Recvd: 12/28/10 15:50 2 pgs
Fees:13.00 Taxes:1054.50
20101228-0103017

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***285,000.00

Affiant

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

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Sara A. Haiar 2105 9th Avenue, South Nashville, Tennessee 37204	CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368-2240	MAP 105-13-0 PARCEL 303.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($***285,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Sidney W. Gault, Jr., unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Sara A. Haiar, unmarried, and Bruce R. Hillyer, unmarried, as joint tenants with right of survivorship, (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:

BEING the northerly 50.0 feet of Lot No. 91 in the Waverly Land Company's Plan of Lots called Waverly Place as of record in Book 57, page 95, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sidney W. Gault, Jr., unmarried, by Warranty Deed dated March 31, 2000, from Monica Miller of record as Instrument No. 20000404-0033727 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2105 9th Avenue, South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2011 and all future years, the current year taxes having been paid and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Waverly Land Company's Plan of Lots called Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 22 day of December, 2010.

Sidney W. Gault, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney W. Gault, Jr., the bargainor, 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 official seal this 22 day of December, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY