BILL GARRETT, Davidson County
Trans:T20110018210 DEEDWARR
Recvd: 03/29/11 10:21 2 pgs
Fees:13.00 Taxes:236.80
20110329-0024037

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00.

Clint A. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2011.

Tracey Trumphour
Notary Public
MY COMMISSION EXPIRES: 9.2.2013
File No. G11-2127D

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clint A. Haynes, a single person (NAME)	SAME (NAME)	83-2-90
1812 Barnwell Court (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN. 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mickey S. Brooks, married and Linda B. Hackett, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clint A. Haynes, a single person,** 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 part of Lot No. 8 on the Map of MARTHA MARTIN LANDS, as shown by plat of record in Plat Book 161, Page 101, formerly of record in Book 8, pages 441 and 442 in the Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor April 15, 1950, as follows:

Beginning at an iron pin on the northerly margin of Sharpe Avenue , at a point 250.4 feet east of the easterly margin of North 14th Street, being the southeast corner of the property conveyed to James A. Hamilton and wife, by deed from William W. Gossage and wife, of record in Book 1976, page 35, said Register's Office: thence with said Hamilton's easterly line, northwardly 87.48 feet to the southwest corner of the property conveyed to B. L. Robertson and wife, by deed from Kenneth Ray Harrington and wife, of record in Book 2203, page 403, said Register's Office; thence with the southerly line of said Robertson property eastwardly 70 feet to an iron pin; thence, southwardly 87.84 feet to an iron pin on the northerly margin of Sharpe Avenue; thence with said Avenue, westwardly 70 feet to the beginning.

BEING the same property conveyed to Mickey S. Brooks and Linda B. Hackett from Frances Claudine Brooks, by Quit Claim Deed dated December 12, 2002, as Instrument No. 200212130153916, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1407 Sharpe Avenue, Nashville, TN 37206.

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 do 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. 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.

Witness my/our hand(s) this 25th day of March, 2011.

Mickey S. Brooks — March 25, 2011 Date

Linda B. Hackett — March 25, 2011 Date

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 Mickey S. Brooks and Linda B. Hackett, the bargainor(s), 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, this 25th day of March, 2011.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of March, 2011.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066