BILL GARRETT, Davidson County
Trans:T20110019590 DEEDWARR
Recvd: 04/04/11 14:21 2 pgs
Fees:13.00 Taxes:196.10
20110404-0025778

Address New Owners:
Joseph M. ~~and Katherine~~ Hayes
1802 12th Avenue N
Nashville, TN 37208

Map Parcel No:
81-7-356

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged

Araminta Williams Family Partnership, a Tennessee general partnership

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Joseph M. Hayes, ~~and wife Katherine Hayes~~

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 57 feet of Lot No. 55 on the Map of Cephas Woodard's Subdivision of Lots No. 5 and 6 of the Woodard Plan of record in Book 161, page 174, Register Office for Davidson County, Tennessee which may be referenced for a more complete description.

Said part of said Lot No. 55 fronts 57 feet on the easterly side of Epps Av, now 18th Av N, and extends back 115 feet between parallel lines to an alley.

Being the same property conveyed from Chan McCullough, Trustee to Araminta Williams Family Partnership by Trustees Deed of record instrument #20090223-0015439, Register's Office for Davidson County., Tennessee.

This is improved property known as: **1802 12th Avenue N, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 14th day of ~~February~~ March, 2011.

Araminta Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Araminta Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing partner of Araminta Williams Family Partnership, the within named bargainor, a Tennessee general partnership, and that she as such managing partner is properly authorized and executed the foregoing instrument for the purpose therein contained, by signing the name of Araminta Williams Family Partnership by herself as managing partner .

aw JMH K.H. Witness my hand and official seal at Nashville, Tennessee, this 16th day of ~~February~~ March, 2011.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $53,000 .

_____
aw
AFFIANT
K.H. JMH

Subscribed and sworn to me this 14 day of ~~February~~ March, 2011.

Commission expires Nov 4, 2013 Notary Public _____

JASON HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204