WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/11 12:04 2 pgs
Fees:13.00 Taxes:85.10
20110512-0036553

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 23,000.00 .

Affiant

Subscribed and sworn to before me this 5th day of May, 2011.

Notary Public
My Commission expires: 8/23/11
(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:
305 Edwin Street Trust	SAME	071-07-0-215.00
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 E. Haynes and Carol B. Haynes, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **305 Edwin Street Trust, First Jordan, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the west one-half of Lot 24 on the Map of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County.

SAID part of said Lot front 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Charles E. Haynes and wife, Carol B. Haynes by deed dated 9/5/84 from W. M. Beaty and wife, Inez R. Beaty of record in Book 6375, page 44, 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: **305 Edwin Street, 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 May 5, 2011.

Charles E. Haynes
Charles E. Haynes

Carol B. Haynes
Carol B. 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 E. Haynes and Carol B. Haynes, husband and wife** 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 May 5, 2011

My commission expires _____

_____
Notary Public

R. M. KERWIN
MY COMMISSION # EE 056064
EXPIRES: April 4, 2015
Bonded Thru Budget Notary Services

DRIVER'S LICENSE I.D.
5/5/11

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