BILL GARRETT, Davidson County
Trans:T20110067736 DEEDWARR
Recvd: 10/28/11 13:39 2 pgs
Fees:13.00 Taxes:795.50
20111028-0084064

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2011.

Notary Public
My commission expires: 9.2.2013

03-1109-37336

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Christopher Hinman 4800 Illinois Avenue Nashville TN 37209	Mortgage Investor's Group 8320 E. Walker Springs Lane Knoxville, TN 37923	091-11-0077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark A. Hayes and wife, Dawn Michelle Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul Christopher Hinman and Brooke Ashlee Hinman, Husband and wife, hereinafter called the Grantees, their successors 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 Lot Nos. 701 & 703, Block 105, on the Map of No. 1 Plan of West Nashville, of record in Book 57, Pages 74 & 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Hayes and wife, Dawn Michelle Hayes by deed from Brad Whitfield, dated March 14, 2011, recorded March 17, 2011 in Instrument No. 20110317-0021120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4800 Illinois Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 24th day of October, 2011.

Mark A. Hayes

Dawn Michelle Hayes By: Mark A. Hayes, atty in fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of October, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13

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 Mark A. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Dawn Michelle Hayes and that he/she/they is/are authorized by Dawn Michelle Hayes to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 24th day of October, 2011.

Notary Public at Large

My commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013