BILL GARRETT, Davidson County
Trans:T20120003432 DEEDWARR
Recvd: 01/13/12 15:59 5 pgs
Fees:28.00 Taxes:1948.42
20120113-0004106

This Instrument Prepared by:
Laurence M. Papel
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J. Michael Hayes 2720 Eugenia Avenue Nashville, TN 37211	SAME	130.08-0-006.00

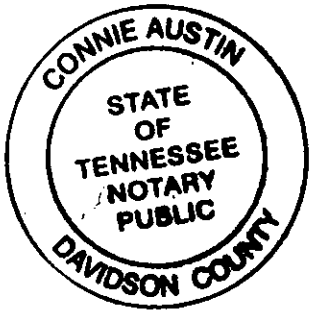
FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL W. HAYES and wife, CATHERINE ANNE CARSON** (the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto **J. MICHAEL HAYES** (the "Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on **Exhibit B**, attached hereto and incorporated herein by reference, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

[Signature on following page]

WITNESS Grantor's hand, this 13th day of January, 2012.



GRANTOR:

MICHAEL W. HAYES

CATHERINE ANNE CARSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Connie Austin, a Notary Public in and for said State and County, **MICHAEL W. HAYES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13 day of January, 2012.

Connie Austin
Notary Public

My Commission Expires:
5-8-2012

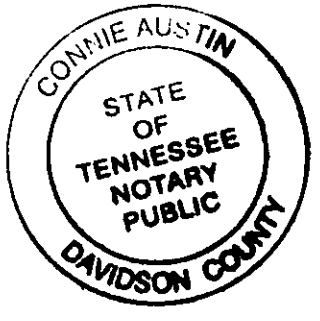
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Connie Austin, a Notary Public in and for said State and County, **CATHERINE ANNE CARSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13 day of January, 2012.

Connie Austin
Notary Public

My Commission Expires:
5-8-2012



STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $526,500.00.

Affiant

Subscribed and sworn before me this 13 day of January, 2012.

NOTARY PUBLIC

My Commission Expires: 5-8-2012

CONNIE AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Esteswood Estates, as of record in Plat Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. Hayes and wife, Catherine Anne Carson, by Warranty Deed from Russ Porter, unmarried, recorded on 7/16/04 as Instrument Number 20040716-0085260, Register's Office for Davidson County, Tennessee.

Known as 4319 Esteswood Drive.

Parcel ID: 130.08-0-006.00

EXHIBIT B

Permitted Exceptions

1. 2012 City/County Taxes which have been prorated by the parties and assumed by the Grantee.

2. All matters appearing on the Plan of record as Book 1835, Page 101, Register's Office for Davidson County, Tennessee.