BILL GARRETT, Davidson County
Trans:T20120045984 DEEDWARR
Recvd: 06/21/12 13:00 2 pgs
Fees:13.00 Taxes:906.50
20120621-0054558

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Byron Fanning
5040 Brevity Lane
Nashville, TN 37220

Send tax bill to:
FEM Bank
10 Cadillac Dr, Ste 100
Brentwood, TN 37027

Map/Parcel Numbers:
146 12 0 119.00

GENERAL WARRANTY DEED

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 are hereby acknowledged, **Tony W. Hayes, unmarried,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Byron Fanning and wife, Rachel Fanning,** (the "Grantees"), their successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND in Davidson County, Tennessee, being Lot No. 209 on the Plan of Crieve Hall Estates, Section Two, of record in Book 2133, Page 45. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description hereof.

BEING the same property conveyed to Tony W. Hayes by Warranty Deed from William K. McGary, unmarried, dated November 17, 2006, and filed of record in Instrument No. 20061121-0144514, Register's Office of Davidson County, Tennessee.

Property known as 5040 Brevity Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantees, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor is lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, Register's Office of Rutherford County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 18th day of June, 2012.

Tony W. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Tony W. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 18th day of June, 2012.

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $245,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2012.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY