# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES 7-27-2002 (SEAL)

PUBLIC AT LARGE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carolyn VanHook | First Trust Mortgage Company | 161-11-0-A-107CO |
| (NAME) | (NAME) | |
| 484 Huntington Ridge Drive | P. O. Box 17257 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Memphis, TN 38187-0257 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kelly D. Neves and Brian P. Tollberg, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn VanHook

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 107 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, as amended in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kelly D. Neves and Brian P. Tollberg, both unmarried, by deed from Westminster Homes, Inc., of record in Book 11330, Page 295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 and subsequent years; all matters appearing on the plan of record in Book 4675, page 9, as amended in Book 9700, page 846; Declaration of covenants, conditions and restrictions of the record in Book 4729, page 687, as amended in Book 4889, page 905 and Book 5394, page 243; Easement agreement in Book 6396, page 896; Storm Water Detention Agreement in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59; By-Laws of record in Book 7423, page 762; all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Kelly D. Neves and Brian P. Tollberg is effected by the signature of their Attorney-In-Fact, A. Scott Hubbard, pursuant to the Durable Power of Attorney being recorded simultanesously herewith.

unimproved ( )
This is improved ( X ) property, known as 484 Huntington Ridge, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 19th day of November, 1999

Kelly D. Neves

Kelly D. Neves

By: A. Scott Hubbard her attorney-in-fact
A. Scott Hubbard
Attorney-In-Fact

Brian P. Tollberg

Brian P. Tollberg

By: A. Scott Hubbard his attorney-in-fact
A. Scott Hubbard
Attorney-In-Fact

01/27/00 01:01 PM 469.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **A. Scott Hubbard.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of **Kelly D. Neves and Brian P. Tollberg** as Attorney-In-Fact as the free act and deed of the within named **Kelly D. Neves and Brian P. Tollberg.**

Witness my hand and official seal at **Brentwood, Tennessee**, this the **19th** day of **November** 1999.

JULIE N. REED
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

Notary

Commission Expires: 5-27-2002



06622996
RELEASE & REFERENCE
99 NOV 30 PM 2:27
JILL GARDENHIRE, REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11761 PAGE 850

| | | | | | |
|---|---|---|---|---|---|
| CO | CONVEYANCE | CC | CERTIFIED COPY | MISC | MISCELLANEOUS |
| MO | MORTGAGE | REL | RELEASE | CO TX | STATE TAX CONVEY |
| WD | WARRANTY DEED | UCC | UNIFORM COMMERCIAL CODE | MO TX | STATE TAX MORT |
| TD | TRUST DEED | CFEE | COMPUTER FEE | PRFEE | PROBATE FEE |

0662296

CROSS REFERENCE

99 NOV 30 PM 2:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 124000.00 |
| CON TX | 458.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 469.80 |
| CHECK | 469.80 |

11/30/99 01 14:27 0001 6565

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1544179