Instr:200002110014032 Page: 1 OF 2
REC'D FOR REC 02/11/2000 11:28:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $294.15

# WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2003~~ 12-23-2001
(AFFIX SEAL)

WILLIAM S. CARR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ALAN B. MALONEY (NAME) | SAME (NAME) | MAP 075-07 |
| 514 Highland View Drive (ADDRESS) | (ADDRESS) | PARCEL 280 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | F.B. #: 04D-91205 |

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, KATHERINE G. WAGNER HANSEN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALAN B. MALONEY, UNMARRIED

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 Lot No. 4A on the Plan of Rachel's Square, now known as Colony Downs, Section One, Zone Lot Division, Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, of record in Plat Book 6250, Page 539, amending Plat Book 5200, Page 622, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Katherine G. Wagner, a single person, by Deed from Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 9627, Page 844, Register's Office for Davidson County, Tennessee. The said Katherine G. Wagner has since married and is now known as Katherine G. Wagner Hansen.

THIS conveyance is subject to restrictive covenants of record in Book 6619, Page 777 and as amended in Book 8030, Page 757 and Book 11627, Page 594, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Subject property is NOT now or ever has been the marital place of residence of the Grantor herein."

CONTINUED

unimproved ( )
This is improved (X) property, known as 514 Highland View Drive, Hermitage, TN 37076
(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 my hand this 1st day of February 2000.

KATHERINE G. WAGNER HANSEN
By: Katherine G. Wagner Hansen
SCOTT D. WEISS, ATTORNEY-IN-FACT
by

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Katherine G. Wagner Hansen pursuant to a Power of Attorney executed by same on the 16th day of December, 1999, and being filed for record simultaneously herewith.

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 1st day of February, 2000, before me personally appeared SCOTT D. WEISS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of KATHERINE G. WAGNER HANSEN, and acknowledged that he executed the same as the free act and deed of the said KATHERINE G. WAGNER HANSEN

My Commission Expires: 5/28/03

Notary Public

