Instr:200003030021629 Page: 1 OF 2
REC'D FOR REC 03/03/2000 3:50:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

BOX 44

**THIS INSTRUMENT PREPARED BY:**
**Wesley D. Turner**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

**Affiant**

Subscribed and sworn to before me, this 1st day of March, 2000.

Notary Public

My Commission Expires: 10/25/2003

Address New Owner As Follows:

David C. Hooven
P. O. Box 1147
Nolensville, TN 37135

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 119-16-065
6DA 33524

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH E. GLASS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID C. HOOVEN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Battlewood, Section 3, as of record in Book 3300, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth E. Glass and wife, Rose B. Glass, by deed from James A. Ford of record in Book 4791, page 73, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 4989, page 969, Register's Office for said County, Rose B. Glass conveyed all right, title and interest in subject property to Kenneth E. Glass. By quitclaim deed being recorded simultaneously herewith, Anita D. Glass conveyed all right, title and interest she may have in subject property to Kenneth E. Glass.

Subject property is not the usual place of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 3248, page 212, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 3300, page 4, Register's Office for said County.

4. Rights of parties in possession.

5. Lack of direct access to Interstate I-24.

This is improved property known as 1024 Drummond Drive, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 28 day of February, 2000.

Kenneth E. Glass

STATE OF FLORIDA )
COUNTY OF Lee )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH E. GLASS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of February, 2000.

Notary Public

My Commission Expires: _____

WANDA DOWNER
MY COMMISSION # CC 762565
EXPIRES: July 26, 2002
Bonded Thru Notary Public Underwriters