THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Vivian Hardison
AFFIANT

Subscribed and sworn to before me this 11th day of Aug., 2000.

James C. Dale
NOTARY PUBLIC

My Commission Expires: 5/26/02

ADDRESS NEW OWNER: **SEND TAX BILLS TO:** **MAP/PARCEL:**

Vivian Hardison
601 Old Hickory Blvd., Unit 1
Brentwood, TN 37027

Same

171-3B-195

Instr:200008140080297 Page: 1 OF 2
REC'D FOR REC 08/14/2000 2:15:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Keith Hare and Emily Jones Hare**, husband and wife, (hereinafter referred to as **Grantors**), have bargained and sold, and by these presents does transfer and convey unto **Vivian Hardison,** a single person, (hereinafter referred to as **Grantee**), her successors and assigns, the real property situated in the County of Davidson and State of Tennessee, described as follows:

> Being Lot No. 1, on the Plan of Phase II, Section 6, Townhomes of Fredericksburg, of record in Plat Book 9700, pages 953 and 954, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to James Keith Hare, an unmarried man, and Emily Jones, an unmarried woman, (but same now being husband and wife) by Instrument No. 200004040033720, Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Old Hickory Boulevard, Unit 1, Brentwood, Tennessee 37027.

This conveyance is made subject to:

1. Taxes for the year 2000, a lien, not yet due and payable, which are prorated and assumed by Grantee.

2. Declaration of covenants, conditions, and restrictions of record in Book 10126, page 435, et seq; amended in Book 10224, page 683, and as corrected in Book 10294, page 850; and of record in Book 11550, page 531, said Register's Office.

3. By laws and Charter of record in Book 101256, page 486, et seq, as amended in Book 10275, page 959, and in Book 11550, page 554, said Register's Office.

4. The Plan of record in Plat Book 9700, pages 953 and 954, said Register's Office, showing an owner's certificate, and certain easements and setback lines.

TO HAVE AND TO HOLD the premises, with the appurtenances, estates, title and interest thereto belonging to the said **Grantee**, her successors and assigns forever; and **Grantors** do covenant with said **Grantee** that **Grantors** are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; **Grantors** do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said Premises to said **Grantee**, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of August, 2000.

James Keith Hare

James Keith Hare

Emily Jones Hare

Emily Jones Hare

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James Keith Hare** and wife, **Emily Jones Hare**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged themselves to be the within Bargainors and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 14th day of August, 2000.

James C. Dale III

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02