Book 44

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LT

FROM: Frank Grace, Jr. and wife, Karol F. Grace

TO: Joseph K. Hach and wife, Sally C. Hach

THIS INSTRUMENT PREPARED BY:
Stephen C. Baker
WALLER LANSDEN DORTCH & DAVIS,
a Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Joseph K. and Sally C. Hach	Same	Map 129-4
120 Vossland Drive		Parcel 11
Nashville, Tennessee 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2001.

Notary Public

My Comm. Expires: 10/25/03

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frank Grace, Jr. and wife, Karol F. Grace, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Joseph K. Hach and wife, Sally C. Hach, hereinafter called "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. 10 on the plan of Harding Woods as of record in Book 2900 page 115, Register's Office for said County. Said Lot No. 10 fronts 198.0 feet on the northeasterly side of Vossland Drive and extends back 278.0 feet on the northeasterly line and extends back 305.0 feet on the southerly line to a dead line measuring 227.3 feet thereon.
>
> Being the same property conveyed to Frank Grace, Jr. and wife, Karol F. Grace by deed from Derrill L. Pierce and wife, LaNelle R. Pierce, of record in Book 5168, Page 453, Register's Office for said County.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2001 Metropolitan Government taxes, which have been prorated.

2. All matters on the plan of record in Book 2900, page 115, said Register's Office.

3. Restrictive covenants of record in Book 2998, page 498, and amended in Book 3130, page 627, and extended in Book 6749, page 641, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easement, of record in Book 4829, page 365, said Register's Office.

667239.1

Davidson County DEEDWARR
Recvd: 04/27/01 16:03 2pgs
Fees:11.00 Taxes:1535.50
20010427-0042858

This is property known as 120 Vossland Drive, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, assigns 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 this 27th day of April, 2001.

Frank Grace, Jr.

Karol F. Grace

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Grace, Jr. and Karol F. Grace, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 10/25/03