02

Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Scott M. Hines
Affiant

Subscribed and sworn to before me this 13th day of July, 2001.

Notary Public
My commission expires:

SCOTT HUBBARD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Scott M. Hines	Union Planters Bank	p/o 118-01-0 452.00
2909 10th Avenue South	2019 Richard Jones Road	
Nashville TN 37204	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Oak Hill Builders, Inc., a Tennessee Corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Scott M. Hines, hereinafter called the Grantee, his successors 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. 1 (shown as proposed residence, Unit #1) as Exhibit "A" of the Master Deed and By-Laws for Idlewood Condominiums, of record in Instrument No. 20010529-0055330, Register's Office for said County, and being part of Lot No. 1 on the Final Plat of Re-Subdivision of Idlewood Subdivision, of record in Book 5190, Page 533, said Register's Office, to which instrument reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Oak Hill Builders, Inc., a Tennessee Corporation, by Quitclaim Deed from Gabriel D. Feltner, of record in Instrument 20010529-0055329, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2909 10th Avenue South, Nashville, TN 37204

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/18/01 14:37 2pgs
Fees:13.00 Taxes:603.10
20010718-0076262

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 13th day of July, 2001.

Oak Hill Builders, Inc., a Tennessee Corporation

By: _____
Catherine R. Vass
Designated Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine R. Vass, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Designated Signatory of Oak Hill Builders, Inc., a Tennessee Corporation, the within named bargainor, and that she is authorized by Oak Hill Builders, Inc., a Tennessee Corporation, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 13th day of July, 2001.

_____
Notary Public

My Commission expires

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005