Return to:

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR
SUITE 150
BRENTWOOD, TN 37027

R - 2255

PREPARED BY (~~AND RETURN TO~~):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*
W & I Ref: (gj) Title No: 42701
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/07/01 15:43 2pgs
Fees:13.00 Taxes:628.63
20010907-0097525

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lawrence P. Hansen Tiffany S. Hansen 305 Moonwater Court Hermitage, TN 37076	First Horizon Home Loan Corp. P. O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 98-13-A-52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan A. Gaus, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Lawrence P. Hansen and spouse, Tiffany S. Hansen, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of New Hope Point, Phase Two, Section Four of record in Book 9700, page 874, Register's Office for said County, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Bryan A. Gaus by deed from Continental Development and Construction, Inc. of record in Instrument No. 20010330-0030714, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 874, said Register's Office, which Plan shows a 25 foot minimum building setback line from Moon Water Court, together with additional setback designations and 20, 5 and 20 foot easement for utility and drainage along the front, southerly and rear line(s) and a fire hydrant located on the front portion of the northwesterly line; The Declaration of Covenants, Conditions and Restrictions of record in Book 10290, Page 1 and Re-Recorded in Instrument No. 200006280064247 and in Book 11394, page 73, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 305 Moonwater Court, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on July 25, 2001.

Bryan A. Gaus

State of NEW YORK
County of ALBANY

On July 25, 2001, before me the undersigned authority, personally appeared Bryan A. Gaus, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument; and acknowledged the execution as a free act and deed.

SUSAN E. FIORINO
Notary Public, State of New York
Qualified in Albany County
My Commission Expires Dec. 15, 2002

Susan E. Fiorino
Notary Public

My Commission Expires: 12-15-02

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169,900.00

Donna Odle
Affiant

Sworn and subscribed before me on August, 2001.

Sarah Tyler
Notary Public

My Commission Expires: 7/26/03

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty QDoc