Return to:
CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/13/01 11:03 2pgs
Fees:13.00 Taxes:495.05
20011213-0137749

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,797.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of December, 2001.

Notary Public

CARLA R. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES: 02-08-03

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Todd E. Hancock and Diane C. Hancock
408 Paulson Court
Nashville, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 172-080-A-039.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John H. Martin and wife, Shea S. Martin (a/k/a Andrea Shea Wilson Martin),** hereinafter referred to as Grantors, hereby transfers and conveys to **Todd E. Hancock and Diane C. Hancock, husband and wife** hereinafter referred to as 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.39 on the Plan of Section Two-B, Hunters Branch, of record in Book 6900, page 336, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John H. Martin and wife, Shea S. Martin, by Warranty Deed from David E. Carpenter and wife, Elizabeth Diane A. Carpenter, of record in Book 10482, page 468, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 336-337, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 8923, Page 318, and Book 6632, page 424, Register's Office for Davidson County, Tennessee.

04442-BW

Subject to Conveyance of Common Area of record in Book 6612, page 885, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 6632, Page 47, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 408 Paulson Court, Nashville, Tennessee 37013.

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 I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my heirs 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 my hand this 7th day of December, 2001.

John H. Martin

Shea S. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Martin and Shea S. Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2001.

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

9-28-2002
My Commission Expires

My Commission Expires SEPT. 28, 2002