Davidson County DEEDWARR
Recvd: 02/12/02 12:26 2pgs
Fees:13.00 Taxes:503.20

20020212-0018529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Alkaxenia A. Hampton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of January, 2002.

Notary Public

My Commission Expires: 1-20-05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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:
Alkaxenia A. Hampton
476 Huntington Ridge Drive
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
161-11-0-A 099.00

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, **Martha G. Haver Testamentary Trust**, Roy E. Sinkovich, Trustee hereinafter referred to as Grantors, hereby transfers and conveys to **Alkaxenia A. Hampton** 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 Unit No. 99, on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Martha G. Haver Testamentary Trust, Roy E. Sinkovich, Trustee, by Executors Deed from Roy E. Sinkovich, Executor of the Estate of Martha G. Haver, Deceased, of record at Instrument# 20020212-0018528 Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is made subject to Master Deed of record in Book 4729, page 687, Book 4889, page 905, and Book 5394, page 243, and By-Laws of Record in Book 7423, page 762, HOA Charter of record in Book 4890, page 84, Book 4729, page 682, Register's Office for Davidson County, Tennessee, and the plan of record in Book 4675, page 9, and all matters on plat revision 9700, page 846, and all matters on site plan in Book 4460, page 67, and Storm Detention Agreement in Book 9732, page 551, Book 9775, page 308, and Book 11345, page 59, Register's Office of said County.

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 476 Huntington Ridge Drive, Nashville, Tennessee.

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 22nd day of January, 2002.

Martha G. Haver Testamentary Trust
By _____
Roy E. Sinkovich, Trustee

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 Roy E. Sinkovich, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, the Trustee of the Martha G. Haver Testamentary Trust and who further acknowledged they executed the forgoing instrument for the purposes therein contained by signing his name and the Trustee for the Martha G. Haver Testamentary Trust.

Witness my hand and official seal this 22nd day of January, 2002.

_____
Notary Public

11/2/05
My Commission Expires

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY