(2)

Realty Title
48-A
07

Davidson County DEEDWARR
Recvd: 04/09/03 10:51 2pgs
Fees:13.00 Taxes:641.95

20030409-0047134

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2003.

NOTARY PUBLIC

My Commission expires: 11/30/04

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Donna Hilley		Map 141-12
Rayford Hilley (NAME)	NEW OWNER (NAME)	
1501 Eller Drive (ADDRESS)	(ADDRESS)	Group B
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 083.00

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Donna Hilley and Rayford Hilley, Wife and Husband

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Keith O. Hansen, Unmarried

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Southampton, Phase 4, a Planned Unit Development, of record in Book 6250, page 565, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donna Hilley and Rayford Hilley, Wife and Husband by deed of record as Instrument No. 200006300065299, said Register's Office.

Matters shown on the Plan of record in Book 6250, page(s) 565, said Register's Office.

Declaration of Covenenats, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6120, page 450, as amended in Book 6231, page 63, and as made applicable of record in Book 6624, pagae 569, said Register's Office.

Taxes for the year 2003 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 1501 Eller Drive, Nashville, Tn 37221

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, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 2nd day of April, 2003

Donna Hilley by Steven Curnutte Attorney in fact

By: Steven D. Curnutte Donna Hilley
As Attorney In Fact

Rayford Hilley by Steven Curnutte Attorney in fact

By: Steven D. Curnutte Rayford Hilley
As Attorney In Fact

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven D. Curnutte, signing on behalf, with Power of Attorney, of Donna Hilley and Rayford Hilley, Wife and Husband, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of April, 2003.

My Commission expires: 3-27-04

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE