Davidson County DEEDWARR
Recvd: 07/30/03 08:54 2pgs
Fees:13.00 Taxes:573.50
20030730-0107246

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of July, 2003.

Notary Public

My Commission Expires: 11/6/06

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:
Sean M. Hart and wife, Jana A. Hart
601 Old Hickory Blvd., Unit 54
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 171-03-O-B-250.0 CO

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, **Thomas K. Prichard, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Sean M. Hart and wife, Jana A. Hart** 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. 12 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Book 9700, PAge 957, said Register's Office, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas K. Pritchard by Warranty Deed from Pultie Homes,Tennessee Limited Partnership of record at Instrument No. 2000 03130025390, dated March 3, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10126, Page 435, Book 10224, Page 683, and instrument 200007180070558, Register's Office for Davidson County, Tennessee.

HOA Charter contained in an instrument of record in Book 8920, Page 40, Book 10126, Page 430, and Book 10774, Page 938, Register's Office for Davidson County, Tennessee.

By-Laws of record contained in an instrument of record in Book 8920, Page 45, Book 10126, Page 486, Book 10694, Page 539, Book 10275, Page 959, Book 10774, Page 996 and Book 11550, Page 554, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7358, Page 683, Book 7993, Page 269, Book 7851, Page 712, Book 9607, Page 431, Book 10012, Page 756, Book 9698, Page 81, Book 9698, Page 124, and Book 10709, Page 143, 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 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 601 Old Hickory Blvd., Unit 54, Brentwood, Tennessee 37027.

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 18th day of July, 2003.

x _____
Thomas K. Prichard

x _____
Hannah Pritchard **

* Hannah Pritchard conveys any and all of her martial interest in the subject property.

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 Thomas K. Prichard and Hannah Pritchard with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2003.

THOMAS STOWE NOTARY PUBLIC

_____
Notary Public

My Commission Expires: 11/2/07

08871-BW