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This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/30/03 09:16 2pgs
Fees:13.00 Taxes:958.30
20030730-0107265

ADDRESS NEW OWNER:
Thomas Prichard
624 Logwood Briar Circle
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP 172-13
GROUP A
PARCEL 96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frederick T. Hippo and wife, Nicole A. Hippo** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Thomas Prichard, a married man**, hereinafter called the "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. 58 on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, page 902-906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Frederick T. Hippo and wife, Nicole A. Hippo by deed from Carl G. Garner and wife, Barbara J. Garner of record in Instrument no. 20021106-0136567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 624 Logwood Briar Circle, 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, GRANTORS do covenant with the said "GRANTEES" that they 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 herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 23rd day of July, 2003.

Frederick T. Hippo

Nicole A. Hippo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frederick T. Hippo and wife, Nicole A. Hippo**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $259,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2003.

~~Robert M. Loffi~~ Tricia L. Goodwin
NOTARY PUBLIC

My Commission Expires: 9/25/2004