Davidson County DEEDWARR
Recvd: 09/04/03 13:03 2pgs
Fees:13.00 Taxes:647.50
20030904-0128594

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030333

Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

Send Tax Bills To:
Same
New Owner is:
3704 Cobble Street
Nashville, TN 37211

MAP:
PARCEL: 172-15-A/148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard C. Hackett and Tammora S. Hackett**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Raymond Vining and Stacie Vining**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 175, on the Plan of Holt Woods, Section Nine, as shown on plat of record in Plat Book 9700, page 164, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard C. Hackett, and wife, Tammora S. Hackett by Deed recorded 11/26/96 of record in Book 10272, Page 73, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of August, 2003.

GRANTOR:

Richard C. Hackett

Richard C. Hackett

Tammora S. Hackett

Tammora S. Hackett

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard C. Hackett and Tammora S. Hackett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of August, 2003.

Melissa L. Collins
Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

SWORN TO and subscribed before me this 25th day of August, 2003.

Melissa L. Collins
NOTARY PUBLIC

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My commission expires:
3/24/04