Davidson County DEEDWARR
Recvd: 09/08/03 11:29 2pgs
Fees:13.00 Taxes:388.50

20030908-0130763

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Jeffrey K. Hitchcock 307 Summit Ridge Circle Nashville, Tennessee 37215	Taylor,Bean & Whitker Mortgage 1417 Magnolia Ave. Ocala, FL 34475	Map and Parcel 131-5-0B- 307.00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

AFFIANT

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Sworn to and subscribed before me this 4th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/07

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ELIZABETH R. GALBREATH, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JEFFREY K. HITCHCOCK, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 307 on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee, and as Exhibit "D" to Master Deed of record in Book 6841, page 349, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Elizabeth R. Galbreath by deed from Robert Ray Galbreath and wife, Paula J. Galbreath, of record in Instrument No. 20030513-0064349, Register's Office for Davidson, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131-5-0B-307.00 CO.

2. All matters appearing on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122 and By-Laws thereto of record in Book 6841, page 376, Engineer's Report at Book 6847, page 125, Easements and/or the limitation contained in instruments at Book 4821, page 20, Book 5158, page 851, Book 5271, page 430, Book 5388, page 503, Book 6869, page 157, Book 6869, page 162, as re-recorded in Book 6870, page 966, and Book 7776, page 899, said Register's Office.

4. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 307 Summit Ridge Circle, Nashville, Tennessee 37215.

WITNESS our hands this 4 day of September, 2003 in Franklin, Tennessee.

Elizabeth R. Galbreath by Robert R. Galbreath, her att. in fact

Elizabeth R. Galbreath by Robert R. Galbreath, Jr., her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2003, before me personally appeared Robert R. Galbreath, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth R. Galbreath, and who acknowledged that he executed the same as the free act and deed of said Elizabeth R. Galbreath by virtue of the Power of Attorney, duly executed by the said Elizabeth R. Galbreath and appearing of record in Book X, page _____, of the Register's Office for Davidson County, Tennessee. *20030908-0130762

Witness my hand this 4th day of September, 2003 in Franklin, Tennessee.

Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN