This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills To Same Address:
Theresa Lynn Baleda
[redacted]
3811 Elkins Avenue
Nashville, TN 37208

MAP: 011-00-0
PARCEL: 192.00
GROUP:

Davidson County DEEDWARR
Recvd: 09/18/03 10:00 2pgs
Fees:13.00 Taxes:110.63

20030918-0138046

WARRANTY DEED

THIS INDENTURE, made this 15th day of August, 2003 between

Gary F. Hahn, a single person

hereinafter referred to as **Grantor**, and

Theresa Lynn Baleda, a married person

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot 6 on the Plan of the Hunterridge Subdivision Section 3, a Plat of which is of record in Instrument Number 200206070069365, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being a portion of the same property conveyed to Gary F. Haun by Deed of Correction dated 10/11/1989 of record in Book 7961, Page 390 and by Warranty Deed dated 9/23/1987 from Elizabeth B. Conner of record in Book 7360, Page 296 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

No boundary survey having been made at the time of this conveyance and the legal description being different from the previous deed of record, the source of the new description is the Plat of record in Instrument Number 200206070069365, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Gary F. Hahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary F. Hahn the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of August,2003

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $29,900.00.

Affiant

Sworn to and subscribed before me, this 15 day of August, 2003

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE