Davidson County DEEDWARR
Recvd: 10/07/03 07:43 2pgs
Fees:13.00 Taxes:442.00

20031007-0147742

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
Patrice D. Hubbard 4333 Mystic Valley Court Antioch, Tennessee 37013	RHR Mortgage of America 230 Franklin Rd. Suite 806 Franklin, TN 37064	Map and Parcel 165-13-O-A, 155.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,460.00.

Patrice D Hubbard
AFFIANT

Sworn to and subscribed before me this 30 day of September, 2003

NOTARY PUBLIC

My Commission Expires: 05/02/05

WILLIAMSON COUNTY, TN
Notary Public At Large
BRENDA FRANKS HALE
COMMISSION EXP. 05-02-2005

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, **EDUARDO A. BURGESS and wife, CAMILLE N. BURGESS**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **PATRICE D. HUBBARD, unmarried**, hereinafter called the **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Peppertree Forest, P.U.D. Section 9 of record in Plat Book 7900, page 760, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Eduardo A. Burgess and wife, Camille N. Burgess by deed from Bassam Y. Ihmaidan and wife, Hanan Kuzat, of record in Book 11629, page 778, said Register's Office.
>
> 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, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE 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, except as follows:

1. All matters appearing on the Plan of Peppertree Forest, P.U.D. Section 9 of record in Plat Book 7900, page 760, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 7982, page 736, Book 8757, page 607, as amended in Book 9455, page 801, said Register's Office.

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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 4333 Mystic Valley Court, Antioch, Tennessee 37013.

WITNESS our hands this 30 day of September, 2003 in Franklin, Tennessee.

EDUARDO A. BURGESS

CAMILLE N. BURGESS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Eudardo A. Burgess and wife, Camille N. Burgess, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30 day of September, 2003, in Franklin, Tennessee.

Notary Public

BRENDA FRANKS HALE
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN

My Commission Expires: 05/02/05