Davidson County DEEDWARR
Recvd: 11/06/03 14:52 2pgs
Fees:13.00 Taxes:429.20

20031106-0163353

WARRANTY DEED

B-RBC-03-0251

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Hakanson	RBC Mortgage Company	
251 Fairway Drive	(NAME) 5445 DTC Parkway, Suite 100	95-7-38
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Englewood, CO 80111	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAN L. WARFIELD AND WIFE, LINDA K. WARFIELD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HUNTER HAKANSON, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 193 on the Plan of Merry Oaks, of record in Plat Book 1835, Page 67, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dan L. Warfield and wife, Linda K. Warfield by Deed dated May 1, 1998 and filed for record on May 5, 1998 in Book 10915, Page 122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 251 Fairway Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 30th day of October, 2003.

Dan L. Warfield

Linda K. Warfield

STATE OF Tennessee

COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Dan L. Warfield and wife, Linda K. Warfield personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

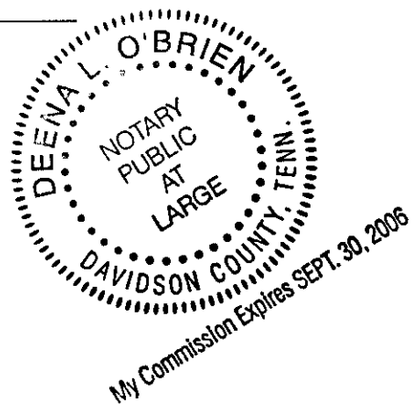
Witness my hand and official seal, this the 30th day of October, 2003.

Deena L. O'Brien

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903