# WARRANTY DEED

G-VRE-03-1604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF November, 2003.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR 13 2004

Notary Public

MY COMMISSION EXPIRES: 3/13/04 (AFFIX SEAL)

**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 |
|---|---|---|
| Shawn Hackett | Shawn Hackett (NAME) | |
| 1604 North Observatory Drive (ADDRESS) | 1604 North Observatory Drive (ADDRESS) | 117-16-11 |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | |

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 LARRY W. RAYBON AND WIFE, MARY G. RAYBON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWN HACKETT AND WIFE, LEIGH ANNE HACKETT, 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. 2 on the Plan of Green Hills Subdivision, as of record in Book 547, page128, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry W. Raybon and wife, Mary G. Raybon by Deed from Mark Kennady and wife, Mary H. Kennady dated October 15, 1997 and filed for record on October 16, 1997 in Book 10648, page 785, Register's Office for Davidson County, Tennesse.

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

unimproved ( )
This is improved ( X ) property, known as 1604 North Observatory Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City 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 7th day of November, 2003.

Larry W. Raybon

Mary G. Raybon

Davidson County DEEDWARR
Recvd: 11/21/03 16:09 2pgs
Fees:13.00 Taxes:1572.50

20031121-0170236

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Mitchell, a Notary Public of the County and State first above written, do hereby certify that Larry W. Raybon and wife, Mary G. Raybon personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of November, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903