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Davidson County DEEDWARR
Recvd: 01/08/04 14:51 2pgs
Fees:13.00 Taxes:553.15

20040108-0003410

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

David M. Hooks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of December, 2003.

Notary Public

My Commission Expires: 11-22-05

WILLIAMSON COUNTY TN
DONALD R. BARRETT, JR
NOTARY PUBLIC
AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David M. Hooks
803 Brent Glen Point
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Bank of America
200 S. College Street
Charolotte, NC 28255-0001

MAP-PARCEL NUMBERS:
161-05-0-B-002.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin R. Donovan and wife, Jodi L. Donovan** hereinafter referred to as Grantors, hereby transfers and conveys to **David M. Hooks, unmarried** hereinafter referred to as Grantees, their heirs and assigns a 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 Revised Plat of Brentwood Glen, a Planned Unit Development, as of record in Plat Book 7900, Page 189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin R. Donovan and wife, Jodi L. Donovan by Warranty Deed from Herbert A. Fritch, an unmarried person, of record in Instrument No. ~~20011021~~2-0111498, Register's Office for Davidson County, Tennessee.
20011012-

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 7900, Page 189, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 7669, Page 207, and amended and name changed in Book 798, Page 996 and further amended in Book 8092, Page 322, and amended and restated in Book 8176, Page 227, and amended in Book 8255, Page 887, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 8176, Page 246, Register's Office for Davidson County, Tennessee.

5. Any and all visible easements lying on or across the property.

6. Rights or claims of parties in possession not shown by the public records.

7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 803 Brent Glen Point, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 29th day of December, 2003.

Kevin R. Donovan

Kevin R. Donovan

Jodi L. Donovan

Jodi L. Donovan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin R. Donovan and wife, and Jodi L. Donovan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2003.

Notary Public

My Commission Expires: 11/22/05

WILLIAMSON COUNTY, TN
DONALD R. BARRETT, JR.
NOTARY PUBLIC
A LARGE

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