THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17524B
MAP/GROUP/PARCEL:
018-12-O-A/018.00 CO.

NEW OWNER'S NAME AND ADDRESS:
KIMBERLY A. HILL AND VINCENT T. HILL
103 MAVELLA COURT
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 02/23/04 13:38 2pgs
Fees:13.00 Taxes:492.10
20040223-0020314

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DONALD DAWSON and JOYCE DAWSON, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto KIMBERLY A. HILL and VINCENT T. HILL, WIFE AND HUSBAND, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF EMERALD COVE, OF RECORD IN BOOK 6900, PAGES 629, 630, AND 631, AMENDED IN BOOK 9112, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The subject property is commonly known as 103 MAVELLA COURT, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20030819-0120117, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Donald Dawson
DONALD DAWSON

Joyce M Dawson
JOYCE DAWSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DONALD DAWSON and JOYCE DAWSON, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 17th day of February, 2004.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $133,000.00.

AFFIANT

Sworn to and subscribed before me, this the 17th day of February 2004.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES: SEPT 22, 2007