RETURN TO:
First Title & Escrow
File Box 9B
#22299

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of value, whichever is greater, for this transfer is $560,000.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2004.

Notary Public

My commission expires: 1-25-04

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/26/04 13:42 2pgs
Fees:13.00 Taxes:2072.00

20040226-0021986

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karl E. Hackenbrack	NEW OWNER	**Map 117-15, Parcel 113**
1636 Observatory Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hammond & Brandt Builders, L.L.C., a Tennessee limited liability company, successor in interest to Hammond & Brandt Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karl E. Hackenbrack and wife, Christina Hackenbrack

HEREINAFTER CALLED THE 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. 46, on the Plan of Map of Section 1, Green Hills Subdivision, of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Hammond & Brandt Builders by Warranty Deed from Bobby L. Wright and wife, Betty H. Wright, of record in Instrument No. 20021231-0162800, Register's Office for Davidson County, Tennessee. Hammond & Brandt Builders now being known as Hammond & Brandt Builders, L.L.C., a Tennessee limited liability company.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 547, Page 128, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (__X__) unimproved (____) property known as 1636 Observatory Drive, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 18th day of February, 2004.

Hammond & Brandt Builders, L.L.C.

Walter T. Brandt, Chief Manager

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 Walter T. Brandt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Hammond & Brandt Builders, L.L.C., and that he is authorized by Hammond & Brandt Builders, L.L.C., to execute this instrument on it behalf by himself as such Chief Manager.

Witness my hand, at office, this 18th day of February, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005