This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040074

Davidson County DEEDWARR
Recvd: 03/29/04 10:39 2pgs
Fees:13.00 Taxes:262.70
20040329-0034825

Send Tax Bills To:
SunTrust Mortgage
P.O. Box 79041
Baltimore, MD 21279-0041

Return to:
Advantage Title
109 Kenner Ave
Nashville, TN 37205
1050

New Owner is:
5510 Country Drive Unit #100
Nashville, TN 37211

MAP: 162-09-0-A
PARCEL: 100.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kendall Dyer, married and Jeffrey A. Phillips, married** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Grant Norsworthy and Brooke Norsworthy, husband and wife** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit: A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A condominium apartment in Davidson County, Tennessee, being Townhouse No. 100, Building No. 18 of Hickory Valley Condominiums Phase 2, a horizontal property regime pusuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460. page 133, Register's Office for Davidson County, to which source reference is hereby made for a more complete dexcription, together with the said apartment appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kendall Dyer and Jeffrey A. Phillips by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development dated 10/17/03, recorded 11/13/03, in Instrument No. 200311130166015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein. Subject property was investment property and never marital residence of Grantees.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and

assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of March 2, 2004.

GRANTOR:

Kendall Dyer

Jeffrey A. Phillips

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kendall Dyer and Jeffrey A. Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22 day of March, 2004.

Heather M. Moore
Notary Public

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 8/22/07

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Affiant

SWORN TO and subscribed before me this 23 day of March, 2004.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:
11-27-04