

MY COMMISSION EXPIRES:
SEPT. 24, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2004.

Notary Public

My commission expires: 9/24/2005

Davidson County DEEDWARR
Recvd: 04/06/04 13:08 2pgs
Fees:13.00 Taxes:795.50

20040406-0038910

THIS INSTRUMENT WAS PREPARED BY
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John W. Hall	NEW OWNER/SAME ADDRESS	**160-15-0-B-007.00 CO**
925 Brenton Park Court		
Brentwood, Tennessee 37027		

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,

Nina M. McClintock, unmarried

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

John W. Hall, unmarried

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 located in Davidson County, Tennessee, known as Lot No. 7 of Brenton Park Subdivision, as of record in Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee, , to which plan reference is hereby made for a more complete description of said lot..

Being the same property conveyed to Nina M. McClintock, unmarried, by Warranty Deed from Danco Development Inc., of record in Book 9873, Page 337, Register's Office for Davidson County, Tennessee, dated November 2, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9488, Page 505, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9488, Page 536, said Register's Office.

Easement of record in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501, and Book 8149, Page 919, Register's Office for Davidson County, Tennessee.

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

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

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 925 Brenton Park Court, Brentwood, Tennessee 37027.

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 convenant 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 1st day of April, 2004.

Nina M. McClintock

Nina M. McClintock

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Nina M. McClintock, unmarried, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2004.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RETURN TO:

Southland Title & Escrow Co.,Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027