39-B

File #200410109

Davidson County DEEDWARR
Recvd: 05/05/04 08:51 2pgs
Fees:13.00 Taxes:4255.00

20040505-0050941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,150,000.00

Elizabeth M Allison Hackett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004.

Carol R. Rowan
Notary Public

MY COMMISSION EXPIRES: 11/30/2004

CAROL R. ROWAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian B. Bodell and wife, Suzanne H. Bodell	Same	Map: 146-06-59
(NAME) 823 Maxwell Court	(NAME)	Parcel:
(ADDRESS) Nashville TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELIZABETH M. ALLISON, NOW HACKETT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **IAN B. BODELL AND WIFE, SUZANNE H. BODELL**, 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 all of Lot No. 19, on the Plan of Treemont, as shown by plat appearing of record in Plat Book 6250, Pages 895 through 897, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Elizabeth M. Allison, an unmarried woman by Warranty Deed dated March 1, 1994 of record in Book 9262, Page 795, Register's Office for Davidson County, Tennessee.

Ryan Hackett, spouse of Elizabeth M. Allison, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6833, Page 594, Book 6833, Page 601 and amended in Book 8259, Page 498; By-Laws of record in Book 6833, Page 604 and in Book 6833, Page 620; Charter for Treemont Homeowners' Association of record in Book 6833, Page 617 and in Book 6840, Page 509, any and all matters shown on plat of record in Plat Book 6250, Pages 895 through 897; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 823 Maxwell Court, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 30th day of April, 2004.

Elizabeth M Allison Hackett
Elizabeth M. Allison Hackett

Ryan Hackett
Ryan Hackett

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Elizabeth M. Allison Hackett and Ryan Hackett, husband and wife, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027