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Davidson County DEEDWARR
Recvd: 05/13/04 15:29 2pgs
Fees:13.00 Taxes:344.10
20040513-0056301

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

NOTARY PUBLIC AT LARGE

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of May, 2004.

Notary Public

My Commission Expires: 11/2006

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
John K. Haring
3562 Seneca Forest Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
New Owners

MAP-PARCEL NUMBERS:
136-10-0-B-060

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eugene B. Yim, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **John K. Haring** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 33A on the Plan of Priest Lake Forest, Section J, of record in Plat Book 5200, page 627, amended in Book 10766, page 791, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugene B. Yim, unmarried, by Deed from York Construction, LLC of record in Book 11092, page 963, and rerecorded in Book 11156, page 112, Register's Office for Davidson County, Tennessee.

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 5200, Page 627, amended in Book 10766, page 791, Register's Office for Davidson County, Tennessee.

Master Deed contained in an instrument of record in Book 5931, Page 645, as amended in Book 6124, page 956, Book 6145, page 435 and Book 6199, page 270, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5931, Page 677, as amended in Book 6145, page 433, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7948, Page 628, 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.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3562 Seneca Forest Drive, Nashville, Tennessee 37217.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 4th day of May, 2004.

Eugene B. Yim by Mark Stout atty in fact

**Eugene B. Yim**

**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 Mark Stout, with whom I am personally acquainted and who proved to be the attorney in fact of Eugene B. Yim and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2004.

Notary Public

My Commission Expires: 1/1/08

DONALD R. BARGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

10458-BP