PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/09/04 13:55 2pgs
Fees:13.00 Taxes:662.30
20040609-0068340

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN02666

W & I Ref:(km) Title No: 45614
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scot E. Justice Linda J. Justice 867 West Hillwood Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 102-11-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$179,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory C. Hallmark** and spouse, **Tammy Dawn Hallmark**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scot E. Justice** and wife, **Linda J. Justice** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Horton Heights, Section VIII of record in Book 2133, Page 30, Register's Office for said County.

Said Lot No. 177 fronts 118.0 feet on the westerly margin of Hainey Drive now known as West Hillwood Drive, and extends back 348.7 feet on the southerly line(s) and 349.7 feet on the northerly line to a dead line in the rear, measuring 118,0 feet thereon.

Being the same property conveyed to Tammy Dawn Jackson, unmarried by deed from Clara Louise Smith, Christopher Kevin Smith and Camilla Louise Brasher, as tenants I common, of record in Book 8665, Page 377, said Register's Office. By Quitclaim Deed of record in Book 11088, Page 359 Register's Office for said County, Tammy Dawn Jackson, a married person, conveyed subject property to Tammy Dawn Jackson aka Tammy Dawn Hallmark and husband, Gregory C. Hallmark.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 30, said Register's Office, which Plan shows a 75foot minimum building setback line from West Hillwood Drive formerly known as Hainey Drive, and a 20 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 867 West Hillwood Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Gregory C. Hallmark

Tammy Dawn Hallmark

Gregory C. Hallmark

Tammy Dawn Hallmark

State of TENNESSEE
County of DAVIDSON

On this 5/24/04, before me the undersigned authority, personally appeared Gregory C. Hallmark Tammy Dawn Hallmark , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $179,000.00

Bonnie Lunn
Affiant

Sworn and subscribed before me this the 24th day of May, 2004

Pamela B. Matheney
Notary Public

My Commission Expires: PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV 27 2004 DAVIDSON COUNTY, TN