File #200450181

BOT 44

Davidson County DEEDWARR
Recvd: 06/16/04 15:36 2pgs
Fees:13.00 Taxes:488.40

20040616-0071482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Challye Sue Hays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2004.

Linda Turner Ray
Notary Public

MY COMMISSION EXPIRES: 2/24/06

(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 101, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar C. Hays and wife, Challye Sue Hays	Freeman Webb Mortgage	Map: 64-11-A-25.00
(NAME) 408 North Cameron Drive	(NAME) 555 Great Circle Rd. Suite 100	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Nashville, TN 37228	
(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, **KATHY D. SLOAN, UNMARRIED**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **OSCAR C. HAYS AND WIFE, CHALLYE SUE HAYS**, 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. 25, on the Plan of Caleb Chase, A Planned Unit Development, as shown by plat appearing of record in Plat Book 6250, Pages 821 & 822, 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 Kathy D. Sloan by Warranty Deed dated April 14, 1992 of record in Book 8604, Page 859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6777, Page 453, as corrected in Book 6783, Page 805, as amended and restated in Book 7189, Page 553; Charter for Homeowners' Association of record in Book 6927, Page 370, as amended in Book 8109, Page 791; Quitclaim Deed to Homeowners' Association for Common Area of record in Book 7242, Page 554; Storm Water Detention Agreement of record in Book 6548, Page 557; all matters shown on plat of record in Plat Book 6250, Pages 821 & 822; 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 408 North Cameron Drive, Hermitage, TN 37076
(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 Grantor covenants with the said GRANTEES that she is lawfully seized 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; 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 Grantor further covenants and bind herself, her 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 14th day of June, 2004.

Kathy D. Sloan

Kathy D. Sloan

STATE OF Tennessee

COUNTY OF Davidson

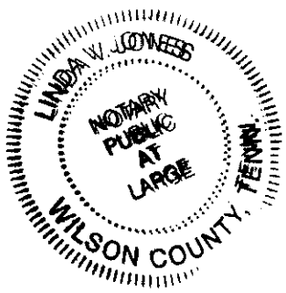
Before me, the undersigned Notary Public, personally appeared Kathy D. Sloan who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076