04-7415

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

STACY P. HALL Notary Public At Large BRADLEY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF BRADLEY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Reginald G Hyberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2004

Notary Public

MY COMMISSION EXPIRES: March 10, 2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/17/04 10:24 2pgs
Fees:13.00 Taxes:294.15

20040617-0071669

THIS INSTRUMENT WAS PREPARED BY
TITLE INSURANCE COMPANY, 302 Mouse Creek Road NW, Cleveland, TN 37312

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald G. Hyberger (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 73-7
2433 Robbie Court (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 195
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Andrew Cline Hyberger and wife, Margaret Anne Hyberger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald G. Hyberger and wife, Corrine C. Hyberger

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 Lot No.29A of the Zone Lot Division of Lot No. 29, Cabin Hill Subdivision, now known as Two Rivers Place, Section Four of record in Plat Book 6250, page 833, amending Plat Book 5200, page 795 and Plat Book 6250, page 731, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same real estate conveyed to Andrew Cline Hyberger and wife, Margaret Anne Simmons Hyberger by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20031113-0166040 in the Register's Office for Davidson County, Tennessee.

SUBJECT to all matters as set forth on the Plan of Section Four Cabin Hill as amended by Plan of Zone Lot Division, Lots 27 thru 32 and as further amended by Plan of Zone Lot Division of Lot 29 of Cabin Hill, of record in Plat Book 5200, page 795, Plat Book 6250, page 731 and Plat Book 6250, page 833, said Register's Office.

SUBJECT to Declaration of Covenants, Conditions and Restrictions for Two Rivers Place (formerly Cabin Hill Subdivision) of record in Book 6430, page 508, said Register's Office.

SUBJECT to Articles of Incorporation for Two Rivers Place Owners Association of record in Book 6560, page 154, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2433 Robbie Court, Nashville, TN 37214
(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 we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 our hand s this 17th day of May, 2004

Andrew Cline Hyberger

Margaret Anne Hyberger

STATE OF TENNESSEE
COUNTY OF BRADLEY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Cline Hyberger and wife, Margaret Anne Hyberger

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Cleveland, Tennessee, this 17th day of May, 2004

Commission expires March 10, 2008

Notary Public

STACY P. HALL
Notary Public At Large
BRADLEY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

SUBJECT to Notice of Lien and Notice of Applicability of Declaration of Covenants, Conditions and Restrictions for Two Rivers Place (formerly Cabin Hill Subdivision) of record in Book 9412, page 317, said Register's Office.