20145

RECORD & RETURN TO:

1
Box 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 14:45 2pgs
Fees:13.00 Taxes:841.75
20040624-0075341

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,500.00

Amy Adams Gowan
Affiant

Subscribed and sworn to me on June 21, 2004.

Bobbie Owens
NOTARY PUBLIC

My Commission Expires: 3/26/05

PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20145SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeremy Hon Lynda Hon 4040 Woodlawn Drive #12 Nashville, TN 37205	1904 Parkhill Road Huntsville, AL 35801	10-16-H-3 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael G. Baggett, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeremy Hon and wife, Lynda Hon, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 12 of Stanford Place, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 100018, page 140 and as amended in Book 10058, page 623, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael G. Baggett, unmarried, by Deed from Eric J. Bentley and wife, Leah K. Bentley, of record as Instrument No. 20020528-0063921, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record as Exhibit "B" to the Master Deed of record in Book 10018 page 140, Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings

contained in the Master Deed establishing a Horizontal Property Regime of Stanford Place Condominiums of record in Book 10018, page 140, as amended in Book 10058, page 623, Register's Office for Davidson County, Tennessee; and

4. Sanitary/Sewer Easements of record in Book 7692, pages 858 and 861 and Book 7763, page 290, Register's Office for Davidson County, Tennessee; and

5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4040 Woodlawn Drive #12, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he 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 GRANTOR does further covenant and bind himself, his 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 on June 21, 2004.

Michael G. Baggett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 21, 2004, before me personally appeared Michael G. Baggett, unmarried and to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 21, 2004.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE