Return to:

Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Ashley E. Hall 7/2/04
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of July, 2004.

Notary Public

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 07/07/04 10:17 3pgs
Fees:18.00 Taxes:425.50
20040707-0080448

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ashley E. Hall
4954 Edmondson Pike, Unit #M-4
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Coastal Capitol Corp
220 Ponte Vedra Park Dr. #200
Ponte Verda Beach, FL 32082

MAP-PARCEL NUMBERS:
147-07-0-A-004.00CO

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, **Charles J. Ybema and wife, Kelly D. Ybema** hereinafter referred to as Grantors, hereby transfers and conveys to **Ashley E. Hall, a single woman** hereinafter referred to as Grantee, 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, TN, being Unit No. 4 on the Site Plan of Phase II, Woodlea Place Townhomes, of record in Book 9700, page 52, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Charles J. Ybema and wife, Kelly D. Ybema by Warranty Deed from Mary M. Gulan, unmarried, of record in Instrument No. 20000901-0087034, 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 9700, Page 52, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1850, Page 566, as amended in Book 4750, page 536, Book 5197, page 544, as made applicable by Book 9700, page 52, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3255, Page 532, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Book 10010, Page 45, Register's Office for Davidson County, Tennessee.

Rules and regulations of record in Book 6636, Page 970, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Area of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5197, Page 585, 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 4954 Edmondson Pike, Unit #M-4, Nashville, Tennessee 37211.

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 2nd day of July, 2004.

Charles J. Ybema by [illegible] Attorney in Fact

Charles J. Ybema

Kelly D. Ybema by [illegible] Attorney in Fact

Kelly D. Ybema

10880-BP

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 John Giffen, with whom I am personally acquainted and who proved herself to be the attorney in fact of Charles J. Ybema, and Kelly D. Ybema, and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2004.

Notary Public

My Commission Expires: 11-22-05

