File #200420271

Davidson County DEEDWARR
Recvd: 07/15/04 16:06 2pgs
Fees:13.00 Taxes:1080.03
20040715-0084929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Hill and Catherine B. Hill	SunTrust Mortgage, Inc.	Map: 161-1-B-66
(NAME) 1216 Applecross Drive	(NAME) P. O. Box 57028	Parcel:
(ADDRESS) Nashville TN 37220	(ADDRESS) Irvine, CA 92619-7028	
(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, **ANITA K. SHIRLEY AND HUSBAND, CHARLES E. SHOOPMAN, JR.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY R. HILL AND** WIFE **, CATHERINE B. HILL**, 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. 56 on the Final Plat of Phase Two, Aberdeen Woods (a Planned Unit Development) of record in Plat Book 9700, Pages 848-849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Anita K. Shirley by Warranty Deed dated September 3, 1999 of record in Book 11666, Page 680, and being further conveyed to Anita K. Shirley and husband, Charles E. Shoopman, Jr. by Quitclaim Deed dated September 3, 1999 of record in Instrument No. 20000407-0035211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions, By-Laws and Charter of record in Book 10790, Page 189, as amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227; Charter of Aberdeen Woods Homeowners' Association of record in Book 10792, Page 896; Storm Water Detention Agreement of record in Book 10644, Page 324; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20010110-0003209; all matters shown on plat of record in Plat Book 9700, Pages 848-849; 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 1216 Applecross Drive, Nashville, TN 37220
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 July, 2004.

Anita K. Shirley

Charles E. Shoopman, Jr.

STATE OF Tennessee

COUNTY OF Williamson

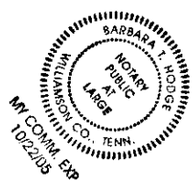
Before me, the undersigned Notary Public, personally appeared Anita K. Shirley and husband, Charles E. Shoopman, Jr. who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public Barbara T. Hodge

My Commission Expires: 10/22/05

(SEAL)



Mail After Recording To:

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