THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22959-06-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $279,000.00. Affiant Subscribed and sworn to before me this 6th day of July, 2004. Notary Public My Commission Expires: 9/22/2007

John M. Wells Notary Public at Large Davidson County, Tennessee

WARRANTY DEED

Address New Owner: John S. Jennings 4400 Belmont Park Terrace #146 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131.03-0B Parcel No. 146.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clifford D. Hawks and wife, Jacqueline A. Jones Hawks,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John S. Jennings** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4400 Belmont Park Terrace #146, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2004.

Clifford D. Hawks

Jacqueline A. Jones Hawks

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clifford D. Hawks and wife, Jacqueline A. Jones Hawks**, 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, at office, this 6th day of July, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/21/04 14:16 2pgs
Fees:13.00 Taxes:1032.30
20040721-0087368

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 146 on the Plan of Section Two Arden Place as of record in Plat Book 4675, page 119, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Clifford D. Hawks and Jacqueline A. Jones, as joint tenants with right of survivorship by deed dated September 24, 1997 from R. Royce Richey and spouse, Saundra S. Richey of record in Book 10650, page 136, Register's Office for Davidson County, Tennessee. Jacqueline A. Jones having since married and now being known as Jacqueline A. Jones Hawks.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemental in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and in Book 5514, page 636, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Arden Place Homeowners' Association, Inc. of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4675, page 119, Register's Office for Davidson County, Tennessee.