Davidson County DEEDWARR
Recvd: 08/02/04 15:39 2pgs
Fees:13.00 Taxes:488.40

20040802-0092337

WARRANTY DEED

B-AFG-04-5170

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	PARCEL NUMBERS
Darlene Hill	New Century Mortgage Corp.	
5170 Hickory Hollow Parkway #821	(NAME) 3109 W. Martin Luther King Blvd, Ste. 300	163-5-A-29 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Tampa, FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BETTY S. CHILDERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARLENE HILL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 29 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, page 686, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Betty S. Childers, unmarried, by Warranty Deed, executed May 20, 1999 and filed for record on June 10, 1999 in Book 11521, page 534, Register's Office for Davidson County, Tennessee.
Homeowners Association Charter filed for record in Book 10719, Page 419, in the Register's Office for Davidson, Tennessee.
Conveyance to Home Owner's Association of record in Book 11221, page 249, Register's Office for Davidson County, Tennessee.
Easements of record in Deed Book 11378, page 991, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.
"As Built" certificate of record in Book 11532, page 288, Register's Office for Davidson County, Tennessee.
Restrictive Convenants of record in Deed Book 10719, Page 425, and Book 11167, page 757, Register's Office of said County.
By-Laws filed of record in Book 10719, Page 464, and Book 11167, page 759, in the Register's Office for Davidson, County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Parkway #821, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of July, 2004.

Betty S. Childers
Betty S. Childers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty S. Childers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

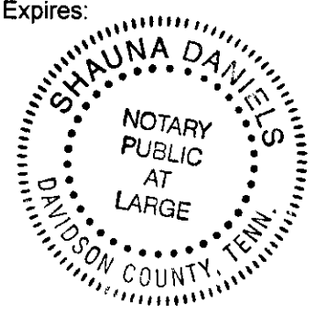
Witness my hand and official seal, this the 21st day of July, 2004.

Notary Public

My Commission Expires SEP. 25, 2004

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903