Davidson County DEEDWARR
Recvd: 08/03/04 09:24 3pgs
Fees:18.00 Taxes:414.40
20040803-0092520

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sheree' E. Spann 110 Cottage Place Nashville, TN 37214	U. S. Bank, N.A. 1550 American Blvd East Bloomington, MN 55425	Map 95-02-0A Parcel 110.00 CO
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, CHARLES MICHAEL HINSON AND TERRI LYNN DYE, THE SOLE HEIRS AT LAW OF BILLE JEAN MCCONNELL, deceased, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto SHEREE' E. SPANN, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 10 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions, and Restrictions of record in Book 6636, page 722, said Register's Office.

Being the same property conveyed to Billie Jean McConnell, unmarried, from Michael L. Mokros and wife, Dawn B. Mokros by deed of record in Book 8880, page 320, Register's Office for Davidson County, Tennessee. The said Bille Jean McConnell having since died with Charles Michael Hinson and Terri Lynn Dye being her sole heirs at law.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 6520, page 816-823, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body. Also subject to the By-Laws of record in 6520, page 793, said Register's Office as well as subject to the Master Deed establishing a Horizontal Property Regime of Cottage Place Condominiums of record in Book 6520, page 745; as amended in Book 6569, page 212; Book 6636, page 722, said Register's Office.

This is improved property known as 110 Cottage Place Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2004 property taxes, which taxes are being prorated between the parties hereto,

the Grantors paying to the Grantee their proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 30th day of July, 2004.

Charles Michael Hinson by Terri Lynn Dye his attyinfact

Charles Michael Hinson by Terri Lynn Dye his Attorney in Fact

Terri Lynn Dye

Terri Lynn Dye

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Terri Lynn Dye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 30th day of July, 2004.

Notary Public

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2004, before me personally appeared Terri Lynn Dye, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Michael Hinson, as his Attorney-in-Fact and acknowledged that such person executed the same as the free act and deed of Charles Michael Hinson.

WITNESS my hand and seal, this 30th day of July, 2004.

NOTARY PUBLIC

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $112,000.00.

Shari E. Spann
AFFIANT

Subscribed and sworn to before me, this 30th of July, 2004.

Shari A. Thompson
NOTARY PUBLIC

My Commission Expires: 1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.