03

Realty Title 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $163,500.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 08/03/04 13:14 2pgs
Fees:13.00 Taxes:604.95
20040803-0092839

03-0406-32070

Address of New Owner:	Send Tax Bills to:	Tax Information
Marvin P. Hatcher, Jr. 4117 Kings Lane Nashville TN 37218	SunTrust Mortgage, Inc. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219	058-14-0-009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tommie W. Hoggatt, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marvin P. Hatcher, Jr. and wife, Vanessa Y. Hatcher**, hereinafter called the Grantees, their successors 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. 147 on the Plan of Enchanted Hills, Section IV, of record in Book 3842, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norman D. Hoggatt and wife, Tommie W. Hoggatt, by deed from Enchanted Hills, Inc., of record in Book 4221, Page 759, Register's Office for Davidson County, Tennessee. Norman D. Hoggatt having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4117 Kings Lane, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2004.

Tommie W. Hoggatt

Artis M. Hayes (ATTY in fact)

Tommie W. Hoggatt
By: Artis M. Hayes, Atty in fact
Pursuant to Power of Attorney of record
In Book 10637, Page 348, Register's Office
For Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Artis M. Hayes, 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 herein contained, and who further acknowledged that she is the attorney in fact for Tommie W. Hoggatt and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2004.

Commission expires: 3/14/05

Notary Public