Davidson County DEEDWARR
Recvd: 08/04/04 11:56 3pgs
Fees:18.00 Taxes:146.15
20040804-0093500

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
PHYLLIS J. SWEAT AND JOSEPH
B. SWEAT
233 New Sawyer Brown Road
Nashville, TN 37221

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP and PARCEL 090-11-0-A-136.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100 ($39,500.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, GARNETTA HAYS, have this day bargained and sold and by these presents do hereby transfer and convey unto PHYLLIS J. SWEAT AND JOSEPH B. SWEAT, as tenants in common with the right of survivorship, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, described as follows:

BEING Unit No. N136 on the plan of ROCK HARBOR CONDOMINIUMS of record in Book 6153, pages 463-466, Register's Office for said County, together with an undivided interest in all common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, and restated in Book 6162, page 251 and by Amendments in Book 6896, page 661 and Book 7369, page 206, said Register's Office.

BEING a part of the same property conveyed to Garnetta Hays, by deed from Barbara Mitchell, unmarried, dated October 25, 2001 and recorded as Instrument No. 20011026-0117288, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 6153, page 421; By-Laws in Book 6153, page 448, and Book 6896, page 661; Master Deed Amended in Book 7369, page 206; Deed to Common Elements in Book 6162, page 251; and Amended in Deed Book 6896, page 166, Charter in Book 6154, page 762, Register's Office of said County.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said PHYLLIS J. SWEAT AND JOSEPH B. SWEAT, as tenants in common with the right of survivorship, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lots or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2004 real estate taxes which are to be pro-rated and payment assumed by GRANTOR, applicable zoning and building regulations and permits and all visible easements and Restrictions set forth herein..

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lots or parcels of land, unto the said PHYLLIS J. SWEAT AND JOSEPH B. SWEAT, as tenants in common with the right of survivorship, their heirs and assigns, against all lawful claims of all persons w homsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 9th day of July, 2004.

Garnetta Hays
GARNETTA D. HAYES

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ MACON ala

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARNETTA D. HAYES, the bargainors, 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 official seal ~~at Gallatin, Tennessee~~ on this the 9th day of July, 2004.

Angela L Austin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/2/05

ANGELA L. AUSTIN
NOTARY PUBLIC AT LARGE
MACON CO., TENNESSEE

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $39,500.00, which amount is equal to or greater

than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 9 day of July, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-04

