Box 13
#8088

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/04/04 15:25 2pgs
Fees:13.00 Taxes:307.10
20040804-0093863

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **June, 2004** by and between **Hazel P. Hills** , herein after referred to as GRANTOR, and **Jonathan ~~Edward~~ Ferreri** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Phase I, Clairmont, of record in Book 6050, Page 286 Register's Office for said County, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Hazel P. Hills by Warranty Deed from Robert M. Wooten III and wife, Megan L. Wooten dated April 28, 2000 of record in Instrument Number 200005040045207 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1) All matters appearing on the plan of Clairmont, Phase I, of record in Book 6200, Page 393, the Register's Office for said County.

2) Restrictions contained in instrument of record in Book 6988, Page 542; Book 6988, Page 552; Book 7269, Page 223; Book 7891, Page 590; Book 8027, Page 258; Book 8027, Page 261; Book 8027, Page 264; Book 8784, Page 328, Register's Office for said County.

3) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 453 Clair Crest Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Hazel P Hills by
Deborah Vail poa

Hazel P. Hills
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **11th** day of **June, 2004** before me personally appeared Deborah Vail , 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 Hazel P. Hills , and acknowledged that he/she executed the same as the free act and deed of said Deborah Vail .

Witness my hand, at office, this **11th** day of **June, 2004.**

Notary Public

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

Name and Address of Property Owner:
Jonathan ~~Edward~~ Ferreri
453 Clair Crest Drive, Antioch, TN 37013

Send Tax Statements to:
NATIONAL Bank of Commerce
115 29TH AVE South
NASHVILLE, TN. 37212

MAP - PARCEL
162-01-0-B 014.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$83,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Heidi Jo Clay
Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **June, 2004.**

Notary Public

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-219