McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me this day of August, 2004.

Notary Public
My commission expires: My Commission Expires MAR. 27, 2005

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/02/04 14:52 2pgs
Fees:13.00 Taxes:499.50
20040902-0106513

05-0407-61748

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph Zajac 205 Cunniff Parkway Goodlettsville TN 37072	New Owner	033-14-0 052.00

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, Velma J. Hoover, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph Zajac and wife, Linda Zajac, 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. 13 on the plan of Pleasant Hill of record in Plat Book 2900, Page 69, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles F. Hoover and wife, Velma J. Hoover by deed from Buford C. Moses, dated 2/21/62, recorded 3/2/62, of record in Book 3344, Page 197, Register's Office for Davidson County, Tennessee. Charles F. Hoover having since died 12/21/87.
>
> 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 205 Cunniff Parkway, Goodlettsville, TN 37072

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 20th day of August, 2004.

Velma J. Hoover

Velma J. Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Velma J. Hoover, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 20th day of August, 2004.

State of Tennessee at Large

My Commission expires: 5/28/2006

