This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No 040330

Davidson County DEEDWARR
Recvd: 09/13/04 11:43 2pgs
Fees:13.00 Taxes:88.80

20040913-0110120

TAMELYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENNESSEE
My Commission Expires May 23, 2006

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is ~~$40,000.00~~ $24,000

Affiant

Subscribed and sworn to before me, this 10th day of August, 2004.

Notary Public
My commission expires:

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
P. Thomas Hagey 276 White Bridge Pk #64 & #72 Nashville, Tennessee 37209	P Thomas Hagey 149 Vaughns Gap Road Nashville, Tennessee 37205-3537	103-02-0-064 & 072

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Anne Catherine Barton Clarke (aka Cathy B. Clarke), an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **P. Thomas Hagey and Margaret F. Hagey, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Land in Davidson County, Tennessee, being Units No 64, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appertenant to said unit, as set forth in the Master Deed establishing West End Condominium, or record in Book 6657, page 549, Register's Office for Davidson County, Tennessee

Unit No. 64 being the same property conveyed to Anne Catherine Barton Clarke (aka Cathy B CLarke), an unmarried woman, by instrument of record in Book 10452, page 296 in said Register's Office

The source of this legal description is the last recorded deed

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
The terms, provisions, covenants, conditions, and rights established by and contained in the Master Deed and Bylaws for West End Terrace, and all matters shown on the plan of record in Book 6657, Page 549, Register's Office of Davidson County, Tennessee.
Declaration of Restrictive Covenants for West End Terrace of record in Book 3642, Page 417, said Register's Office.
Sewage easements of record at Book 3840, page 386, and Book 3859, page 859, Construction easements of record at Book 3895, pages 97 and 101, television cable easement at Book 5974, page 755, all of record in said Register's Office.

This property is improved property known as 276 White Bridge Pk #64 & #72, Nashville, TN 37209

Init_____ Init CBC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Anne Catherine Barton Clarke (aka Cathy B. Clarke) , sign this Warranty Deed on this the 30th day of August, 2004.

Anne Catherine Barton Clarke

Anne Catherine Barton Clarke (aka Cathy B. Clarke)

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Catherine Barton Clarke (aka Cathy B. Clarke) , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of August, 2004.

Dolly W. Swilley

~~Tamilyn Streeter Darryberry~~
Notary Public

My Commission Expires:
~~05/23/06~~

DOLLY W. SWILLEY
MY COMMISSION EXPIRES
JUNE
20
2008
RICHMOND COUNTY, GA.
NOTARY PUBLIC