This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

File No.: **2038-619682**

Davidson County DEEDWARR
Recvd: 09/23/04 15:01 3pgs
Fees:17.00 Taxes:0.00
20040923-0115110

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirteenth day of September, 2004**, by and between , parties of the first part, and **Wendee M. Hilderbrand**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 506, BURTON HILLS TOWNHOMES, VILLAGES OF BELAIR, PHASE 1 Condominiums, as established under Master Deed of record in Book 6690, Page 70 and amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, and Book 9398, Page 43, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, and being located upon Tract No. 8 on the Plan of the Resubdivsion of Tracts 1, 2 and 11 of Burton Hills of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20010705-0071606** in said Register's office.

This conveyance is made subject to:

Parcel ID # **131-06-D 506.00 CO**
Improved OR
Unimproved property located at: **506 Belair Way, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Wendee M. Hilderbrand

Jerry Hildebrand

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wendee M. Hilderbrand, in equal shares, as tenants in common with right of survivorship** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this 20th **of September, 2004.**

Notary Public

My Commission Expires: 6-1-08

JUDITH KAY ADKINS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

State of Colorado

County of El Paso

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared, Jerry Hilderbrand,in equal shares, as tenants in common with rights of survivorship, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and Notarial Seal this 13, day of September, 2004.

CAROL S. CALDWELL NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 9/24/2006

My Commission Expires: 9/24/06

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Owner's Name: **Wendee M. Hilderbrand**

and Address: **506 Belair Way**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NONE

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $. 0.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Tenth day of September, 2004.**

CAROL S. CALDWELL NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires 9/24/2006

My Commission Expires: 9/24/06