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

Davidson County DEEDWARR
Recvd: 10/06/04 12:30 2pgs
Fees:13.00 Taxes:277.50

20041006-0120489

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2004.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Vincent	**Wilson Bank & Trust**	**Map 158-4, Parcel 22**
6018 Sherwood Court	**623 West Main Street, P.O. Box 768**	
Nashville, Tennessee 37215	**Lebanon, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hammond & Brandt Builders, LLC., a Tennessee limited liability company, successor to Hammond & Brandt Builders, a Tennessee general partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Vincent, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3, Sherwood Forest Subdivision, of record in Book 4175, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hammond & Brandt Builders, a Tennessee General Partnership, by Warranty Deed, from Stewart B. Brandt, married, of record in Instrument # 20040127-0010236, Dated January 23, 2004, Register's Office for Davidson County, Tennessee. Hammond & Brandt Builders, a Tennessee General Partnership has since been succeeded by Hammond & Brandt Builders, LLC.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4175, Page 114, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 7959, Page 627, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (____) unimproved (__x__) property known as 6014 Sherwood Court, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 27th day of September, 2004.

Hammond & Brandt Builders, LLC.

X _____
Walter T. Brandt, Chief Manager

_____

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Walter T. Brandt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Hammond and Brandt Builders, LLC., a Tennessee limited liability company, and that he is authorized by Hammond & Brandt Builders, LLC., to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of September, 2004.

_____
Notary Public

My Commission Expires:_____

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005