Davidson County DEEDWARR
Recvd: 11/01/04 08:01 2pgs
Fees:13.00 Taxes:318.20

20041101-0130346

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Affiant

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

Notary Public
My commission expires:

02-0410-43511

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brandy L. Hawkins	United Financial Mortgage	142-06-0-A-139.00CO
810 Bellevue Road Unit 139	815 Commerce Dr. Ste 100	
Nashville TN 37221	Oak Brook, IL 60523	

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, Melanie G. Minix now Huffine, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandy L. Hawkins, an unmarried woman, 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 Building No. 11, Unit No. 139, and Garage No. 1, on the plan of Peppertree Creekside Meadows Condominiums of record in Book 4675, Pages 128-130, Register's Office for said County, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-laws of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5049, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723, Book 6535, Page 724, Book 6874, Page 354, Book 7610, Page 973, said Register's Office, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Melanie G. Minix by deed dated 4/29/99 of record in Book 11460, Page 181, Register's Office for Davidson County, Tennessee. Melanie G. Minix is now known as Melanie G. Huffine having married Todd Huffine who joins in the execution of this instrument to convey any marital interest he may have in said property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 810 Bellevue Road Unit 139, Nashville, TN 37221

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 27th day of October, 2004.

Melanie G. Huffine

Melanie G. Huffine

Todd Huffine

Todd Huffine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 27th day of October, 2004.

Notary Public

My Commission expires 9/4/05