ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
CLAUDIA NYGAARD
643 River Rouge Dr
Nashville, TN 37209

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Davidson County DEEDWARR
Recvd: 11/08/04 11:11 3pgs
Fees:18.00 Taxes:442.15

20041108-0134186

MAP 090-11-0-A-112.00CO,
090-11-0-0- A- 098.00CO, and
090-11-0-S-034.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED AND NO/100 ($119,500.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, GARNETTA HAYS (GARNETTA D. HAYES), have this day bargained and sold and by these presents do hereby transfer and convey unto CLAUDIA NYGAARD, her heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, described as follows:

PARCEL A: BEING Unit No. C-34, and J-98 on the plan of ROCK HARBOR CONDOMINIUMS of record in Book 6153, pages 463-466, Register's Office for said County, together with an undivided interest in all common elements of Rock Harbor condominium Association, all as described in Book 6153, page 421, and restated in Book 6162, page 251 and by Amendments in Book 6896, page 661 and Book 7369, page 206, said Register's Office.

Being a part of the same property conveyed to Garndal Davis and wife, Wilda Davis and Jack G. Hays and wife, Garnetta Hays by deed from First American National Bank of record in Book 8319, page 712, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record in Book 9729, page 273, said Register's Office, Jack G. Hays quitclaimed his interest in said property to Garnetta Hays. By Quitclaim Deed of record as Instrument No. 200004200039776, in said Register's Office, Garndal Davis and wife, Wilda Davis quitclaimed their interest in said property to Garnetta D. Hays.

PARCEL NO. B: Being Units No, L-112 on the plan of ROCK HARBOR CONDOMINIUMS of record in Book 6153, pages 463-466, Register's Office for said County, together with an undivided interest in all common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, and restated in Book 6162, page 251 and by Amendments in Book 6896, page 661 and Book 7369, page 206, said Register's Office.

BEING a part of the same property conveyed to Garnetta D. Hayes, (a/k/a Garnetta D. Hays) by deed from Barbara Mitchell, unmarried, dated October 25, 2001 and recorded as Instrument No. 2001026-0117288, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is subject to the By-Laws and Charter for

the administration thereof, and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 6153, page 421; By-Laws in Book 6153, page 448, and Book 6896, page 661; Master Deed Amended in Book 7369, page 206; Deed to Common Elements in Book 6162, page 251; and Amended in Deed Book 6896, page 166, Charter in Book 6154, page 762, Register's Office of said County.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said CLAUDIA NYGAARD, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2004 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits and all visible easements and Restrictions set forth herein.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said CLAUDIA NYGAARD, her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 1st day of November, 2004.

GARNETTA D. HAYS (a/k/a Garnetta D. Hayes)

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARNETTA D. HAYS (a/k/a Garnetta D. Hayes, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 1st day of November, 2004.

DaNita Vantrease
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$119,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Claudia A. Vigaard
AFFIANT

SUBSCRIBED and sworn to before me, this the 1st day of November, 2004.

DaNita Vantrease
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

