RTEC 08
Box 48A

Davidson County DEEDWARR
Recvd: 11/15/04 11:11 2pgs
Fees:13.00 Taxes:414.40

20041115-0136724

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Ester Braley
Affiant

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 9th day of November, 2004.

Janelle J. McGuire
Notary Public
My commission expires: 11/26/05

08-0409-90391

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Chris G. Hall	Bank of America, N.A.	19-041.11-0-005.00
1312 Cheshire Drive	200 S. College Street	
Nashville TN 37207	Charlotte, NC 28255-0001	

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, Hanson E. Farmer, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chris G. Hall, 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 Lot No. 461 & 463, on the Plan of Bellshire Estates, Section B, of record in Plat Book 2331, Page 128, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Hanson E. Farmer and wife, Bertha C. Farmer by deed from Wright & Sadler, Inc., of record in Book 2928, Page 43, Register's Office for Davidson County, Tennessee. The said Bertha C. Farmer having since died.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1312 Cheshire Drive, Nashville, TN 37207

The subject property is neither the principal residence of Grantor nor his spouse or any dependents.

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 9th day of November, 2004.

Hanson E. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hanson E. Farmer, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 9th day of November, 2004.

State of Tennessee at Large

My Commission expires: 11/26/05

