Davidson County DEEDWARR
Recvd: 11/15/04 14:10 2pgs
Fees:13.00 Taxes:917.60

20041115-0136911

WARRANTY DEED

SUMMIT-PT-04-320

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/13/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SHELBY V. STREET WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Barton	Countrywide Home Loans	
320 Old Hickory Blvd, Unit 1107	2021 N. Gallatin Red Ste 292	128-12-A-57.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Madison, TN 37115	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN L. HAWKEN AND WIFE, INGE HAWKEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS L. BARTON AND JEANNE A. BARTON, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that 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. 57, Bldg. No. 11 on the plan of Section 11, Phase 1A, Eagle Ridge at the Reserve Condominiums, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 11 to the Master Deed,of record in Instrument No. 20020524-0063777, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John L. Hawken and wife, Inge Hawken, by Deed from Eagle Ridge at the Reserve, LLC, dated September 13, 2002, of record in Instrument No. 20020913-0111887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 320 Old Hickory Blvd, Unit 1107, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 8th day of November, 2004.

John L. Hawken

Inge Hawken

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named John L. Hawken and Inge Hawken, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 8th day of November, 2004.

My Commission Expires: 1/20/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a N otary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) ack nowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 8th day of November, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800