Davidson County DEEDWARR
Recvd: 12/06/04 13:57 2pgs
Fees:13.00 Taxes:203.50

20041206-0145083

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2004.

Notary Public
My commission expires: 7/29/06

03-0410-32280

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andy Hatfield 5314 Edmondson Pike, #4 Nashville TN 37211	New Owner	161-01-0-A-054

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, Jeffrey S. Landrum, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andy Hatfield and wife, Jessica Hatfield, 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 Unit No. 5314-4 on the Plan of Danbury, shown as Exhibit "C" to the Master Deed of record in Book 6612, Page 75, specifically on Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Landrum individually by deed from Martha E. Shipman and husband, Donald Arkovitz, of record in Book 11625, Page 298, Register's Office for Davidson County, Tennessee.

Crystal Landrum, wife of Jeffrey S. Landrum, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 5314 Edmondson Pike, #4, Nashville, TN 37211

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 30th day of November, 2004.

Jeffrey S. Landrum

Crystal Landrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 30th day of November, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05