Davidson County DEEDWARR
Recvd: 12/06/04 14:27 2pgs
Fees:13.00 Taxes:602.73
20041206-0145101

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of December, 2004.

Notary Public

My Commission Expires: 11-22-08

DONALD F. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Phillip J. Booker and Jacqueline Y. Booker
644 Rocky Mountain Parkway
Nashville, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
135-14-O-A-147

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Floyd R. Hughes and wife, Patricia Hughes** hereinafter referred to as Grantors, hereby transfers and conveys to **Phillip J. Booker and wife, Jacqueline Y. Booker** hereinafter referred to as Grantees, their heirs 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. 147 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Floyd R. Hughes and wife, Patricia Hughes by Deed from Shirley Ann Watkins, a married person, of record in Book 10106, page 883, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6405, Page 169, Register's Office for Davidson County, Tennessee.

DCCR's of record in Book 7032, Page 733, as amended in Book 7065, page 959, Book 7067, page 739, Book 10097, page 390, Instrument No. 20010504-00460047, and Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee.

By-Laws contained in an instrument of record in Book 7032, Page 761, Register's Office for Davidson County, Tennessee.

Charter contained in an instrument of record in Book 7058, Page 234, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Areas to Homeowners Association contained in an instrument of record in Book 7032, Page 730, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 644 Rocky Mountain Parkway, Nashville, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 1st day of December, 2004.

Floyd R. Hughes

Patricia Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd R. Hughes and wife, and Patricia Hughes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2004.

Notary Public

My Commission Expires: 1-22-05

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