Davidson County DEEDWARR
Recvd: 12/21/04 15:26 2pgs
Fees:13.00 Taxes:639.73
20041221-0151806

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Juanita Sadler Hobson
408 Hunters Place
Hermitage, Tennessee 37076

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map& Parcel
064-12-0-A-408.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Bryant and wife, Molly J. Bryant,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Juanita Sadler Hobson,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 408 of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to James Bryant and wife, Molly J. Bryant by deed from Samuel C. Himes, as of record in Book 10879, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 408 Hunters Place, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, the Master Deed of record in Book 5535, page 713, and, easements, covenants and conditions as shown on the plan of record in Book 6250, page 118, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 30th day of November, 2004.

JAMES BRYANT

MOLLY J. BRYANT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Bryant and wife, Molly J. Bryant**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of November, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$172,900.00.**

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 12.15.04

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.