Davidson County DEEDWARR
Recvd: 12/22/04 14:40 2pgs
Fees:13.00 Taxes:277.50

20041222-0152425

# WARRANTY DEED

**Address New Owner as Follows:**
Jeffrey Allen Hooven
1903 Dahlia Circle
Nashville, TN 37210

**SEND TAX BILLS TO:**
Barbara J. Fields
2205 June Drive
Nashville, TN. 37214

**THIS INSTRUMENT PREPARED BY:**
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

**MAP AND PARCEL**
Map 095-05-0
Parcel 014.00

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**
The actual consideration or value, whichever is greater, for this transfer is:

DONALD R. O'GUIN • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

**$75,000.00**

**Affiant**

Subscribed and sworn to before me, this the 17th day of December, 2004.

**Donald R. O'Guin, Sr., Notary Public**

My Commission Expires:
JULY 30, 2005

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Jeffrey Allen Hooven and wife, Lori Hasty Hooven**, (the "Grantees" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Barbara J. Fields and husband, Alfred L. Fields** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Jeffrey Allen Hooven and wife, Lori Hasty Hooven** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

**LAND** in Davidson County, Tennessee, being Lot No. 44 on the Plan of Dahlia Gardens, as of record in Book 2663, Page 93, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 44 fronts 98 feet on the southerly side of Dahlia Circle and extends back 165.5 feet on the westerly line and 181 feet on the easterly line to a dead line, which is broken, measuring 108.7 feet thereon.

**BEING** the same property conveyed to Alfred L. Fields and wife, Barbara J. Fields, by deed from William L. Crossman and wife, Susie Lee Crossman, of record in Book 4378, page 547, said Register's Office for Davidson County.

**BEING** the same property conveyed to Barbara J. Fields by Quitclaim Deed from Alfred L. Fields, of record in Instrument 20020110-0003799, said Register's Office for Davidson County, Tennessee.

This improved property known as 1903 Dahlia Court, Nashville, Tennessee, 37210.

**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 use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

**IN WITNESS WHEREOF** we have hereunto set our hands on this the 17th day of December, 2004.

Barbara J. Fields

Alfred L. Fields

DONALD R. O'GUIN • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**PERSONAL ACKNOWLEDGEMENT**

Before me, Donald R. O'Guin, Sr., a Notary Public in and for said State and County aforesaid, personally appeared the within named, Alfred L. Fields and wife, Barbara J. Fields, the grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2004.

**Donald R. O'Guin, Sr., Notary Public**

My commission expires July 30, 2005.