24-1-469

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/28/04 14:38 3pgs
Fees:18.00 Taxes:499.13



20041228-0153131

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kimberly N. Hart	American Mtg. Network	Map/Parcel- 162-5-276
327 Brewer Drive	P.O. Box 85463	Map/Parcel- 162-5-42
Nashville, TN 37211	San Diego, CA 92186	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Craig Blair and wife, Karen Tuggle Blair,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Kimberly N. Hart, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 156, on the Plan of Hickory Valley, Section 3, of record in Plat Book 4460, page 86, said Register's Office and further described as follows:

SAID Lot No. 156 fronts 114.91 feet on the south margin of Brewer Drive, and extends back 100.81 feet on the east line, which is a broken line, and 132.12 feet on the west line, to a line on the rear on which it measures 110.51 feet.

Being the same property conveyed to James Craig Blair and wife, Karen Tuggle Blair by warranty deed from Guthrie Dean and wife, Muriel Dean of record in Book 5450, page 240, said Register's Office.

Also, included in this conveyance is an additional parcel of land described in Exhibit "A".

This description is the same as was used in the last deeds of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Restrictions of record in Book 4630, page 548; Book 4604, page 526 and in Book 5967, page 773, said Register's Office.
3. All matters appearing of record in Plat Book 4460, page 86, said Register's Office.

This is improved property commonly known as **327 Brewer Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $134,900.00.

Affiant

Subscribed and sworn to before me this 23rd day of November, 2004.

Notary public

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **November, 2004**.

JAMES CRAIG BLAIR **KAREN TUGGLE BLAIR**

[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 **James Craig Blair and Karen Tuggle Blair**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **23rd** day of **November, 2004.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____

EXHIBIT "A"

Map/Parcel: 162-5-42

Land in Davidson County, Tennessee, and described as follows:

Being a certain property in Davidson County, Tennessee, located on Brewer Drive, being 16 X 90 X IR in size, further described in Field Book No. 5DU 38761, Map/Parcel 162-5-42, of record in the Tax Assessor's Office, said Register's Office.

Being the same property conveyed to James and/or Karen Blair by quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20041228-0153130, said Register's Office.

Being unimproved property located on Brewer Drive.