

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Peggy Thigpen
Affiant

Subscribed and sworn to before me, this 28th day of December, 2004.

William J Blackburn Jr.
Notary Public

My commission expires: 5/17/08

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/07/05 14:33 2 pgs
Fees:13.00 Taxes:555.00

20050107-0003004

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peggy Thigpen **Donald Thigpen**	**National Bank of Commerce**	**098-05-0-A-155.00**
305 Hallford Court	**115 29th Avenue South**	
Hermitage, Tennessee 37076	**Nashville, Tennessee 37212**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kathryn Robbins, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peggy Thigpen and husband, Donald Thigpen

HEREINAFTER CALLED THE 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. 113, on the Plan of Section Five, Hampton Hall, of record in Plat Instrument #20000728-0074425, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Michael Robbins and Kathryn Robbins, husband and wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument # 20010119-0005722, Register's Office for Davidson County, Tennessee. The said Michael Robbins has since died.

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 Instrument # 20000728-0074425, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852, Book 11573, Page 512, and Instrument # 20000608-0057413, Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Book 9700, Page 216, said Register's Office.

Easement for Storm Water Detention Agreement of record in Book 10584, Page 114, Register's Office for Davidson County, Tennessee.

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

Subject to the flow of any streams on and across subject property.

This is improved property known as 305 Hallford Court, Hermitage, Tennessee 37076.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 28th day of December, 2004.

Kathryn Robbins

Kathryn Robbins

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

Personally appeared before me, a Notary Public of said County and State, Kathryn Robbins, a widow, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2004.

William J. Blackburn Jr.

Notary Public

My Commission Expires: 5/17/08

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

WILLIAM J. BLACKBURN, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN