After recording return to:
Gober Title & Escrow
4989 Lebanon Pike
Old Hickory, TN 37138
Ph. 615-232-5939

Davidson County DEEDWARR
Recvd: 01/07/05 15:30 2 pgs
Fees:13.00 Taxes:537.27

20050107-0003055

WARRANTY DEED

FROM: HERMITAGE DEVELOPERS, INC.
TO: TIMOTHY R. HIXSON, a single person

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel:
TIMOTHY R. HIXSON 4061 Dodson Chapel Road, Unit #106 Hermitage, TN 37076	Same	86-10B/106CO

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $145,209.00.

Barry D. Pysalla
AFFIANT

SWORN TO and subscribed before me, this 20th day of December, 2004.

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

6/28/08
MY COMMISSION EXPIRES

T Nichols
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, HERMITAGE DEVELOPERS, INC., a Tennessee corporation, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto TIMOTHY R. HIXSON, a single person, hereinafter called "Grantees", his heirs, personal representatives, successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Unit No. 106 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

BEING part of the same property conveyed to HERMITAGE DEVELOPERS, INC., a Tennessee corporation, by deed of record as Instrument No. 20021231-0162617, said Register's Office.

THE above described property is conveyed under the provisions of the Master Deed, Covenants and Restrictions of Noel Cove Townhomes Homeowners Association, Inc. of record as Instrument No. 20030924-0141428, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the single, and the use of any gender shall be applicable to all genders.

THIS is improved property known as 4061 Dodson Chapel Road, Unit #106, Hermitage, TN 37076.

WITNESS my hand this 20th day of December, 2004.

HERMITAGE DEVELOPERS, INC.

BY: James D. Holland Pres.
JAMES D. HOLLAND, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAMES D. HOLLAND, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Hermitage Developers, Inc., a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of December, 2004.

6/28/08
MY COMMISSION EXPIRES:

Tina Nichols
NOTARY PUBLIC

TINA NICHOLS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE