This instrument was prepared by:
Guaranty Title and Escrow Co.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 01/18/05 13:45 2 pgs
Fees:13.00 Taxes:148.00
**20050118-0006096**

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$ 40,800.00
affiant
Subscribed and sworn to before me, this the 17th day of January, 2005

Lori Holloway
Notary Public
Commission Expires: 8/20/07

# WARRANTY DEED

**Address of New Owner:**
Robert Y. Fitzpatrick
4809 Honey Grove DR
Antioch, TN 37013

**Send Tax Bills To:**
OWNER

**Map & Parcel:**
119-14-0-A-
125.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John M. Hahn Living Trust** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Y. Fitzpatrick and George Deal** 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:

Being Unit No. 125 on the site plan of Kingswood Condominiums, as of record in Plat Book 5200, Page 520, together with the undivided percentage interest in the common elements appurtenant to the said Unit, as set forth in Exhibit "C" of the Master Deed as amended establishing Kingswood Condominiums of record in Book 6058, Page 320, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John M. Hahn Living Trust as of record in Book 10666, Page 813, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ( )
This is improved property (X) known as: 2929 Selena Drive, J-125, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns, against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12 day of January, 2005.

John M Hanh Living Trust

By: John M. Hanh Sr.

STATE OF FLORIDA
COUNTY OF Escambia

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Hanh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Trustee of the John M. Hanh Living Trust, and that he/she as such Trustee signed such foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Escambia, Florida, this the 12 day of January, 2005.

Debby Minton-Bailey

Notary Public

Commission expires:

Debby Minton-Bailey
My Commission DD186182
Expires February 19, 2007