This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 172-01-0-A 042.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Dixie M. Hale	Don & Dixie Hale	Argent Mortgage Company
63 Nickleby Down	63 Nickleby Down	44 South Broadway
Brentwood, TN 37027	Brentwood, TN 37027	White Plains, NY 10604

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollar ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL LIVINGSTON, unmarried, and JOHN LIVINGSTON, unmarried**, have bargained and sold and by these presents do transfer and convey unto **DON HALE and wife, DIXIE M. HALE**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Copperfield Revised of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Livingston and John Livingston by deed from Joseph Brett Hart and wife, Michelle Renee Hart, of record in Book 11591, page 246, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/04/05 15:21 2 pgs
Fees:13.00 Taxes:913.90
20050204-0013515

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2005 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantees assuming responsibility for payment of same.**

2. **All matters as shown on the plan of record in Plat Book 6900, page 555, Register's Office for Davidson County, Tennessee.**

3. **Declaration of covenants, conditions, and restrictions of record in Book 6779, page 296, re-recorded in Book 6783, page 973 and in Book 7071, page 482, amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee.**

4. **Easement for transmission lines granted to USA-TVA of record in Book 2438, page 376, Register's Office for Davidson County, Tennessee.**

5. **Easement for common areas and facilities granted to Copperfield Homeowners Association of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee.**

6. **Easement for sanitary sewer/water lines granted to Metro Government of record in Book 7593, page 488 and 511, Register's Office for Davidson County, Tennessee.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 31st day of January, 2005.

Michael Livingston
MICHAEL LIVINGSTON

By: by attorney in fact
George Thompson, Atty-in-Fact, of record in
Instrument No. _____
RODC, TN.

John Livingston
JOHN LIVINGSTON

By: by attorney in fact
George Thompson, Atty-in-Fact, of record in
Instrument No. _____
RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of January, 2005, before me personally appeared GEORGE THOMPSON, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of MICHAEL LIVINGSTON and JOHN LIVINGSTON, and who acknowledged that he executed the same as the free act and deed of the the MICHAEL LIVINGSTON and JOHN LIVINGSTON.

WITNESS my hand and seal, at office, on this 31st day of January, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA C. SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$247,000.00.**

Affiant

Sworn to and subscribed before me on this 31st day of January, 2005.

My Commission Expires:
_____

Notary Public

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 26, 2008