Davidson County DEEDWARR
Recvd: 02/11/05 11:43 2 pgs
Fees:13.00 Taxes:286.75

20050211-0015979

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

Rebecca L Turner
Affiant

Subscribed and sworn to before me this 10th day of February, 2005.

Notary Public

My Commission Expires

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Rebecca L. Turner 2116 Hobbs Road, N-3 Nashville, TN 37215	SunTrust Mortgage, Inc. 201 Fourth Avenue North, 7th Fl. Nashville, TN 37219	131-2A-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TARA M. HATCHELL, formerly known as Tara M. Burford AND HUSBAND, ANTHONY K. HATCHELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **REBECCA L. TURNER, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. N-3 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed and By-Laws of record in Book 5289, page 515, as amended in Book 5292, page 958; Book 5293, page 612; Book 7802, page 299 and in Book 7824, page 974, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tara M. Burford by deed from James M. Schlick, of record in Book 11701, page 949, Register's Office for Davidson County, Tennessee; and further conveyed to Tara M. Burford and Anthony K. Hatchell by deed from Tara M. Burford, of record as Instrument No. 20021120-0144204, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of The Hobbs House, of record in Book 5289, page 515, as amended in Book 5292, page 958; Book 5293, page 612; Book 7802, page 299 and in Book 7824, page 974, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 2116 Hobbs Road, N-3, Nashville, TN 37215.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 10th day of February, 2005.

TARA M. HATCHELL

ANTHONY K. HATCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TARA M. HATCHELL AND ANTHONY K. HATCHELL**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of February, 2005.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007