Davidson County DEEDWARR
Recvd: 03/11/05 10:49 3 pgs
Fees:17.00 Taxes:0.00
20050311-0027160

THIS INSTRUMENT PREPARED BY First American Lenders Advantage
AND AFTER RECORDING RETURN TO: Eric W. Hahn and Sherri W. Hahn
508 Tuckaway Court
Nashville, TN 32705

New Owner and party responsible for property taxes: Eric W. Hahn and Sherri W. Hahn.

1308600 JEH

WARRANTY DEED

THIS INDENTURE, made and entered into on this 11th day of October, 2002, by and between, **Eric W. Hahn, a married man, who acquired title as an unmarried man** , party of the first part, and **Eric W. Hahn and Sherri W. Hahn, husband and wife, as joint tenants**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being the same property described under Deed Book 7490 Page 329in said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set out above, and for 20__ Davidson County and City of Nashville realty taxes; subdivision restrictions, building lines and easements of record in Plat Book 2663, Page 54 and 55, in Register's Office of Davidson County, Tennessee, and,

See attached exhibit "A"

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one

STATE OF TENNESSEE:
COUNTY OF Davidson :

Before me, the undersigned, a Notary Public at Large within said State, at _____, duly commissioned and qualified, personally appeared Eric W. Hahn + Sherri W. Hahn, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and seal, at office, this 18th day of Oct, 2002.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric W. Hahn Sherri W. Hahn

Eric W. Hahn Affiants Sherri W. Hahn

Subscribed and sworn to before me this 18th day of Oct, 2002.

Notary Public

My commission expires: 01/29/05

Property Address: 508 Tuckaway Ct.
Nashville, Tennessee 37205

Parcel I.D. No.: 129-01-0-006-00

Name and address of property owners:

Mail tax bills to: (Person or Agency responsible for payment of taxes):

ANN STATHOS DONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

The land referred to in this policy is situated in the **STATE OF TENNESSEE, COUNTY OF DAVIDSON, CITY OF NASHVILLE**, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 960 ON THE PLAN OF WES' MEADE FARMS, INC., SECTION XV, OF RECORD IN BOOK 2663, PAGE 54 AND 55, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 960 FRONTS 149.0 FEET ON THE NORTHERLY MARGIN OF TUCKAWAY COURT AND EXTENDS BACK 225.0 FEET ON THE EASTERLY LINE AND 442.3 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 481.1 FEET THEREON.

Being all of that certain property conveyed to ERIC W. HAHN, UNMARRIED from CURTIS L. HAHN & WIFE, LAURA A. FRISHIE, by deed dated MARCH 10, 1988 and recorded MARCH 14, 1988 in Deed Book 7490, 329 in the DAVIDSON County Records.