| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 23935-02-2005** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $157,500.00.<br>Affiant<br>Subscribed and sworn to before me this 8th day of March, 2005.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Tracey Prescott<br>Mark D. Cameron<br>1510 Douglas Avenue<br>Nashville, TN 37206 | | Map No.83.02<br>Parcel No. 209.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam M. Hill and wife, Michelle N Anderson-Hill**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracey Leigh Prescott, unmarried, and Mark D. Cameron,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1510 Douglas Avenue, Nashville, Tennessee 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 8th day of March, 2005.

Adam M. Hill

Michelle N. Anderson-Hill

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Adam M. Hill and wife, Michelle N Anderson-Hill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/18/05 11:20 2 pgs
Fees:13.00 Taxes:582.75

20050318-0029952

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of e. T. Brown's Subdivision of Lot No. 21 adn 26 inclusive Brownsville Addition as of recorcd in Plat Book 332, page 91, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Adam M. Hill and wife, Michelle N. Anderson-Hill by deed dated April 7, 2004 from Michael P. Gallagher and wife, Bente Gallagher of record as Instrument No. 20040513-0056267, Register's Office for Davidson County, Tennessee..

This conveyance is made subject to:

1. State and County taxes for the year 2005, which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 332, page 91, Register's Office for Davidson County, Tennessee.