Davidson County DEEDWARR
Recvd: 04/13/05 08:45 2 pgs
Fees:13.00 Taxes:277.50

20050413-0040772

Map: 104-11-0-F
Parcel: 205.00

Warranty Deed

Address of New Owner(s)

Phyllis Hatcher
~~Unit 205~~ POST OFFICE BOX 11
~~2124 Fairfax Avenue~~ WISE, VA 24293
~~Nashville, Tennessee 37212~~

Send Tax Bills To:

AMSOUTH BANK
2050 Parkway Office Circle
Birmingham, AL 35244

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SULLIVAN }

The actual consideration or value (whichever is greater) for this transfer is $75,000.

Phyllis P. Hatcher
Affiant

Subscribed and sworn to before me this 6th day of April, 2005.

Glenda J. Venable
Notary Public

My Commission Expires 11/04/08

GLENDA J. VENABLE STATE OF TENNESSEE NOTARY PUBLIC EXP. NOV. 4, 2008 COUNTY OF SULLIVAN

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Belmont University, a Tennessee nonprofit corporation, (hereafter referred to as "Grantor") by these presents does hereby quitclaim and convey unto Phyllis Hatcher, unmarried, her heirs and assigns, (hereafter referred to as "Grantee") all right, title, and interest in and to a certain tract or parcel of land in the County of Tennessee, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 205, as shown on the Plat of The Cloisters, of record in Book 6317, page 735, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominiums Homeowners' Association, all as described in Book 6317, page 688, said Register's Office. This property description was taken verbatim from the deed for the previous conveyance of this property.

SUBJECT TO:

1. Matters shown on the Plan of record Book 6317, page 735, said Register's Office.
2. Master Deed of record Book 6317, page 688, as amended in Book 6533, page 580, and Bylaws of record, Book 6317, page 720, said Register's Office.
3. Cloisters of Fairfax Trust Agreement of record in Book 6317, page 678, said Register's Office

Being the same property conveyed to Grantor by deed from Steve Horrell, of record as Instrument Number 20050311-0027255, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 205, 2124 Fairfax Avenue, Nashville, Tennessee 37212.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Phyllis Hatcher, her heirs and assigns, forever.

Belmont University represents to Phyllis Hatcher that it is lawfully seized and possessed of the above described property in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Belmont University binds the corporation, its successors and assigns, to warrant and forever defend the title to the above described land to Phyllis Hatcher, her heirs and assigns, against the lawful claims of all persons.

Witness this 1st day of April, 2005.

BELMONT UNIVERSITY

By: Robert C. Fisher
ROBERT C. FISHER
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lynda S Heflin, a Notary Public of the above State and County, personally appeared Robert C. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Belmont University, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2005.

Lynda S. Heflin
NOTARY PUBLIC

My Commission Expires: 07/21/07

