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Davidson County DEEDWARR
Recvd: 04/14/05 14:38 2 pgs
Fees:13.00 Taxes:4347.50
20050414-0041852

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of April, 2005.<br><br>Notary Public<br><br>My Commission Expires: |

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

My Commission Expires JULY 19, 2008

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Ernest C. Madu and wife, Dainia S. Baugh<br>3205 Woodlawn Drive<br>Nashville, TN 37215 | New Owner | 117-01-0 185.00 |

## 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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ERNEST C. MADU AND WIFE, DAINIA S. BAUGH,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 as shown on the Plan of First Revision of Final Plat of Forrest Park of record in Book 9700, page 240, said Register's Office, as corrected by Affidavit of Correction of record in Book 10212, page 431, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Tarpley B. Jones and wife, Linda K. Jones, of record as Instrument No. 20040129-011373, 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. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, page 240, as corrected by Affidavit of Correction of record in Book 10212, page 431, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 9928, page 968, said Register's Office.

4. Landscape easement as retained in deed of record as Instrument No. 20040129-0011373, said Register's Office.

This is improved property known as 3205 Woodlawn Drive, 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 Grantees, their heirs and assigns, forever; and it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 12th day of April, 2005.

**HR PROPERTIES OF TENNESSEE,**
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of April, 2005.

_____
Notary Public

My Commission Expires: 10-26-05

ESTHER CHAMPION NOTARY PUBLIC AT LARGE DAVIDSON CO. TN