WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/05 08:57 2 pgs
Fees:13.00 Taxes:517.63

20050509-0051734

20620

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF May, 2005.

Mary R. Baker
Notary Public

(Affix Seal)

My Commission Expires: 2-24-08

MARY R BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher G. Hughes	Union Planters Bank, N.A. D/B/A Regions Mortgage	
5170 Hickory Hollow Parkway, #241	601 South Court	163-05-O-B 086.00CO
Antioch, TN 37013	Montgomery, AL 36104	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JONES MATTHEW BROWN AND WIFE, JENNIFER SULLIVAN BROWN, AND DAVID S. BAKER, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTOPHER G. HUGHES, unmarried, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 86 on the Final Plat of Mill Park, Section One, Phase II, (Formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jones Matthew Brown and Jennifer Sullivan Brown, husband and wife, and David S. Baker, unmarried, as tenants in common with right of survivorship, each owning a 33-1/3% interest, of record in Instrument No. 20021204-0149129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2005 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 163-5-0-B 86.
b. All matters appearing on the Plan of Mill Park Subdivision, Section One, Phase II, of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 10719, page 425, amended in Book 11167, page 757, as supplemental Declaration Mill Park, Phase Two, of record in Instrument No. 20010712-0074528; 20031117-0167241; and 20050131-0011265, Register's Office of said County.
d. Easement for Bell South of record in Book 11378, page 991, Register's Office for Davidson County, Tennessee.
e. By-laws and Articles of Incorporation of record in Book 10719, page 464 and Book 11167, page 759, said Register's Office.
f. Subject to all matters on plats of record in Book 9700, pages 538 & 539, Register's Office for Davidson County, Tennessee.
g. Subject to H.O.A. Charter of record in Book 10719, page 419, Register's Office for said County.
h. Subject to the Conveyance of Common Areas of record in Book 11221, page 249, and in Instrument No. 20010712-0074529, Register's Office for Davidson County, Tennessee.
i. Amendment to Master Deed of Mill Park as of record in Instrument No. 20011016-0112643; 20020506-0055107; and 20021017-0127808, Register's Office for Davidson County, Tennessee.

j. Master Deed and By-Laws are Amended by Amendment to Master Deed Establishing Mill Park, Phase II of record in Instrument No. 20020506-0055107, said Register's Office.

TESSA BAKER, WIFE OF DAVID S. BAKER HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN AND TO THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

This is (X) improved property known as 5170 Hickory Hollow Parkway, #241, Antioch, Tennessee 37013.

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(S), his heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my/our hand(s) this 4th day of May, 2005:

Jones Matthew Brown

Jennifer Sullivan Brown

David S. Baker

Tessa Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JONES MATTHEW BROWN AND WIFE, JENNIFER SULLIVAN BROWN, AND DAVID S. BAKER, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 4th day of May, 2005.

Notary Public

My Commission Expires: 2-24-08

MARY R BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named TESSA BAKER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 4th day of May, 2005.

Notary Public

My Commission Expires: October 7, 2007

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN