Davidson County DEEDWARR
Recvd: 05/20/05 13:48 3 pgs
Fees:18.00 Taxes:351.50

20050520-0057272

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $95,000.00.

Affiant

Subscribed and sworn to me on May 17, 2005.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20780SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Aaron Hendrickson 3862 Saunders Avenue Nashville, TN 37216	SAME	061-10-0-105.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gregory Allan Pack, unmarried and Anne Marie Pack, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Aaron Hendrickson, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Maplewood Heights, of record in Plat Book 547, pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gregory Allan Pack and wife, Ann Marie Pack, by Deed from Sambath Huy and wife, Sarin Ou, of record as Instrument No. 20030612-0081263 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 547, pages 77 and 78, in the Register's Office for Davidson County, Tennessee; and
3. Restrictive covenants of record in Book 1733, page 315, in said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3862 Saunders Avenue, Nashville, TN 37216.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands on May 17, 2005.

Gregory Allan Pack

Anne Marie Pack

STATE OF CONNETICUT]
COUNTY/COMMONWEALTH OF NEW HAVEN]

On May 10th 2005, before me personally appeared Gregory Allan Pack, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires: MARCH 31, 2009

STATE OF CONNETICUT]
COUNTY/COMMONWEALTH OF NEW HAVEN]

On May 10th 2005, before me personally appeared Anne Marie Pack, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: MARCH 31, 2009