Name and Address of New Owner:

Totika L. Mansfield
3044 Richmond Hill Drive
Nashville, TN 37027

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005050191

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
60-2-254

The actual consideration or value,

whichever is greater for this

transfer is $103,000.00

Davidson County DEEDWARR
Recvd: 06/14/05 11:27 2 pg
Fees:13.00 Taxes:381.10
20050614-0067842

Affiant
Subscribed and sworn to before me
on 05/23/05.

Notary Public

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES NOVEMBER 06, 2006

My Commission Expires: 11-6-06

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Kimberly M. Hooberry, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Totika L. Mansfield, unmarried, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee described as follows: BEGINNING at a point in the easterly margin of Richwood Hill Drive, a common corner of Lot No. 1 and Reserved Tract "E"; thence with the line between said lot and said tract, eastwardly 95 feet to a point; thence northwardly 135 feet to a point in the southerly margin of Creekwood Drive; thence with the margin of the same westwardly 70 feet to a point the beginning of a curve; thence southwestwardly around said survey 39.27 feet to a point in the easterly margin of Richmond Hill Drive; thence with the margin of the same southwardly 110 feet to the point of beginning.

Being the same property conveyed to Amy Louise Folts and Kimberly May Folts by Warranty deed dated February 10, 1961, from Gaines Construction Company, Inc. of record in Book 3181, page 207 said Register's Office. The interest of Claude R. Folts having been vested in Kimberly May Folts by virtue of The Final Decree in the Fifth Circuit Court for Davidson County, Tennessee, Docket

#94477, of record in Book 5695, page 429, said Register's Office. The said Amy Louise Folts is now deceased, Kimberly M. Hooberry being her sole surviving heir at law. Kimberly May Folts and Kimberly M. Hooberry are one and the same person.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3044 Richmond Hill Drive, Nashville, TN 37027.

Restrictive Covenants of record in Book 3136, page 32, said Register's Office.

All matters appearing on the plan of record in Book 2900, page 119 and 200, said Register's Office.

Covenant and lien as set forth in Book 3136, page 32, said Register's Office.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that she 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 for current year real estate taxes.

**GRANTOR further covenants** and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 05/23/05.

Kimberly M. Hooberry

Kimberly M. Hooberry

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly M. Hooberry, unmarried, 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, this the 23rd day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: SEPTEMBER 30, 2006