Davidson County DEEDWARR
Recvd: 07/08/05 10:12 2 pgs
Fees:13.00 Taxes:524.66

20050708-0079064

STATE OF TENNESSEE
COUNTY OF Davidson

14575

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2005

Carol A. Clawson
Notary Public ~~Ollie Mai Parker~~

MY COMMISSION EXPIRES: ~~11/25/2006~~ 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-2

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Fick, Jr.	New Owner	62-2-A-152 CO
(NAME)	(NAME)	
200 Steamboat Court		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Johannes 'T Hart and wife, Jennifer L. House Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Fick, Jr., ~~married~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 152 on the Plan of River Trace, Phase I, Section II, of record in Book 6900, pages 158 and 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Johannes 'T Hart, unmarried, by deed from Imperial Corp. now known as Imperial Development Corp., a Tennessee Corporation, dated July 19, 1996, and recorded in Book 10133, page 737, Register's Office for said County.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions filed in Book 6851, page 370 as amended in Book 6982, page 747; By-Laws filed in Book 6851, page 390; Charter for River Trace Homeowners Assocation filed at Book 6851, page 363; Easements filed in Book 1163, page 341 and Book 3959, page 595; and all matters as shown on the recorded plat, all recorded at the Davidson County Register's Office.

This is improved property known as 200 Steamboat Court, Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 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 their hands this 30th day of June, 2005.

Johannes 'T Hart

Jennifer L. House Hart

14575

STATE OF TENNESSEE
COUNTY OF Davidson

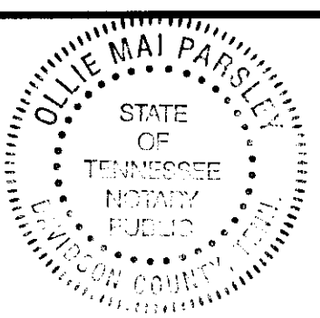
Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Johannes 'T Hart and wife, Jennifer L. House Hart

the bargainors, 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 Nashville, Tennessee, this 30th day of June, 2005.

My commission expires 11/25/2006

Notary Public Ollie Mai Parsley



My Commission Expires NOV. 25, 2006