

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,285.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2005.

Notary Public

My commission expires: 5/17/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/04/05 14:28 2 pgs
Fees:13.00 Taxes:352.55

20050804-0091919

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer L. French	**New Owner**	**Map 128-11, Parcel 39**
7770 Sawyer Brown Road		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Gary S. Hulen and wife, Janice D. Hulen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer L. French, a single woman

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. 9-A on the Plan of Zone Lot Division, Section Two, Clunan Heights of record in Plat Book 6250, page 362, amending Plat Book 6250, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Gary S. Hulen and wife, Janice D. Hulen, by Warranty Deed, from John R. Hulen and wife, Joann Hulen, of record in Book 7653, page 326, Dated August 26, 1988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, pages 27 and 362, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6537, page 70 and Book 6541, page 984 and Instrument # 20050502-0048347, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6616, page 5, Register's Office for DAVIDSON County, Tennessee.
Joint Roadway Agreement of record in Book 6512, page 347 and Book 6514, page 58, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 6377, page 482, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7770 Sawyer Brown Road, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 25th day of July, 2005.

Gary S. Hulen

Janice D. Hulen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gary S. Hulen and wife, Janice D. Hulen, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2005.

Notary Public

My Commission Expires:_____

T. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05425-SH**
RECORD & RETURN TO:

WINDMILL TITLE
A division of KTC Title and Escrow, LLC
201 Seaboard Lane, Suite 100
Franklin, Tennessee 37067