2

40-A

WARRANTY DEED

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/24/09

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01016 HOOVER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Angela R. Hoover	New Owner	MAP:
307 Boxmere Place		Parcel:131-06-E 307.00 CO
Nashville, TN 37215	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEAN E. KENNARY, A SINGLE WOMAN,

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

ANGELA R. HOOVER, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 307 Boxmere Place, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 29th day of August, 2005.

Jean E. Kennary by Lucy S. Smith, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 29th day of August, 2005, before me personally appeared Lucy S. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jean E. Kennary** and acknowledged that she executed the same as the free act and deed of said **Jean E. Kennary**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDWARR
Recvd: 08/29/05 15:30 2 pgs
Fees:13.00 Taxes:666.00

20050829-0103443

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 307 ON THE PLAN OF BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6666, PAGE 749, AS AMENDED BY AMENDMENTS OF RECORD IN BOOK 6824, PAGE 308, BOOK 6908, PAGE 738 AND BOOK 6921, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT C OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, AS SET FORTH IN SAID MASTER DEED, AS AMENDED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEAN E. KENNARY, UNMARRIED BY WARRANTY DEED FROM CAPRICE M. FEE, UNMARRIED, RECORDED ON THE 10TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007100068028, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Jean E. Kennary pursuant to a power of attorney executed by the same on the _____, and being filed for in Instrument # ~~X~~ _____, Register's Office for Davidson County, Tennessee.

*20050829-0103442