Davidson County DEEDWARR
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Fees:13.00 Taxes:486.55
20050831-0104105

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $131,500.00.

Affiant

Subscribed and sworn to me on August 29, 2005

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCKFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Michael-Clute Baes 730 Fox Ridge Drive Brentwood, TN 37027	SAME	160-14-C-30.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Margaret Anne Simmons Hyberger, f/k/a Margaret Anne Simmons, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kevin Michael-Clute Baes, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Described property located in the City of Brentwood, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 730, in Brentwood Trace Condominiums, Section II, as of record in Plat Book 5200, page 376, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said unit.

Being the same property conveyed to Margaret Anne Simmons by deed from Henry G. Cisneros, Secretary of Housing and Development, by David P. Kuckkahn, Chief Property Officer, Single Family Housing Division, HUD Office, Nashville, Tennessee, executed October 17, 1995, recorded November 8, 1995, of record in Book 9854, page 450, said Register's Office. Margaret Anne Simmons has since married and is now known as Margaret Anne Simmons Hyberger.

Being further the same property conveyed by deed from Joe M. Kirsch, Substitute Trustee, of record in Book 9739, page 35, said Register's Office, re-recorded in Book 9759, page 156, said Register's Office.

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

1. Reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto;
2. All easements and encroachments apparent from an inspection of the property;
3. All matters shown on the plan of record, and
4. Property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 730 Fox Ridge Drive, Brentwood, TN 37027.

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 GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE, his 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.

Andrew C. Hyberger joins in this conveyance for the purpose of transferring any marital interest he may have in the property.

WITNESS our hands on August 29, 2005.

Andrew C. Hyberger

Margaret Anne Simmons Hyberger f/k/a
Margaret Anne Simmons

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 29, 2005, before me personally appeared Andrew C. Hyberger and Margaret Anne Simmons Hyberger, f/k/a Margaret Anne Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 29, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE