Davidson County DEEDWARR
Recvd: 09/09/05 09:02 2 pgs
Fees:13.00 Taxes:351.50

20050909-0108469

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF September, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Whaley 518 Chandler Pl. Hermitage TN 37076	NEW OWNER	Map 86-06, Group A Parcel 518

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,

Kerry N. Hird and Marsha L. Hird, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Anna Whaley

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:

BEING UNIT NO. 518 ON THE PLAN OF STEEPLECHASE CONDOMINIUMS AS SHOWN ON EXHIBIT "C" OF THE MASTER DEED AS RECORDED IN BOOK 6816, PAGE 483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS AMENDED BY AMENDMENT TO THE MASTER DEED OF STEEPLECHASE CONDOMINIUMS BY BOOK 7390, PAGE 1, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KERRY N. HIRD AND MARSHA L. HIRD, HUSBAND AND WIFE, BY DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED FEBRUARY 20, 1991, AND OF RECORD IN BOOK 8298, PAGE 729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6816, Page 483, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Steeplechase Condominiums, of record in Book 6816, Page 483, and amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Homeowners' Association Charter of record in Book 6816, Page 534, said Register's Office.
5) Property is subject to Restrictive Covenants contained in Book 6816, Page 483, and amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 518 Chandler Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 6th day of September, 2005.

Kerry N. Hird

Marsha L. Hird

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kerry N. Hird and Marsha L. Hird, husband and wife, with whom I am personally acquainted, (or who 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 6th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076