STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 124,000.00

x Eva Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2005.

Terry D Sweeney
Notary Public

MY COMMISSION EXPIRES Jan. 24 2009
(Affix Seal)

TERRY D. SWEENEY STATE OF TENNESSEE NOTARY PUBLIC BENTON CO. TENN

Davidson County DEEDWARR
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MAIL TO:

THIS INSTRUMENT WAS PREPARED WITHOUT SURVEY OR TITLE EXAM BY:
John Medina, Kenney and Solomon, P.C., 3675 Crestwood Parkway, Suite 500, Duluth, GA 30096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eva Brandon	Eva Brandon	**151-10-0-A-104.00-Co**
7444 East Winchester Drive	7444 East Winchester Drive	
Antioch, TN 37013	Antioch, TN 37013	

05 LR 0708 0 124,000.00

FOR AND CONSIDERATION OF THE SUM OF ~~TEN DOLLARS, CASH IN HAND~~ PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Aubrey L. Hiam, a single person**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Eva Brandon, a single person,** as her sole and separate property, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE, IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 310, Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-006894, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Subject to DCCR & By-Laws of record in instrument 20010531-0056382 and amended in 20031111-0164945, in the Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in instrument 20041022-0127537 , in the Register's Office of Davidson County, Tennessee.

Subject to the Charter of the Homeowner's Association of record in instrument 20010531-0056381 , in the Register's Office of Davidson County, Tennessee.

Subject to Conveyance of Common Areas & Easement to Homeowner's Association of record in instrument 20010531-0056383 , in the Register's Office of Davidson County, Tennessee.

Subject to PUD Boundary Plat of record in instrument 20000207-0012630 , in the Register's Office of Davidson County, Tennessee.

Subject to Easement to Tennessee Telephone Co. of record in Book 9661, page 919, in the Register's Office of Davidson County, Tennessee.

Subject to Easements for water mains and appurtenances of record in Book 8197, page 288 and Book 8358, pages 91 and 94, in the Register's Office of Davidson County, Tennessee.

Subject to TVA Easements of record in Book 2338, page 466, Book 4446, page 423, and Book 4535, page 351 in the Register's Office of Davidson County, Tennessee.

Subject to Easement for ingress-egress to cemetery of record in Book 1101, page 457 and Book 1115, page 302, in the Register's Office of Davidson County, Tennessee.

Subject to Easement grant of record in instrument 20000906-0088271 and 20000906-0088272, in the Register's Office of Davidson County, Tennessee.

All Matters shown in 20010123-0006894 as corrected in 20020319-0034180.

Being the same property conveyed to Aubrey L. Hiam, a married man, by Special Warranty Deed from CTX Mortgage Company, LLC, dated 3-28-05 and recorded 3-29-05 in instrument no. 20050329-0033706, Register's Office for Davidson County, Tennessee.

This property known as: 7444 East Winchester Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract of 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 I am 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 myself, my 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 of the singular, and the use of any gender shall be applicable to all genders.

Warranty Deed

Witness Terry D Sweeney hand 20 this 20 day of August, 2005

x Aubrey L. Hiam
Aubrey L Hiam

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Aubrey L. Hiam, a single person**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Davidson, Tennessee, this the 20 day of August, 2005.

Terry D Sweeney
NOTARY PUBLIC

My Commission Expires: Jan. 24 2009



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