Davidson County DEEDWARR Recvd: 09/26/05 10:21 2 pgs Fees:13.00 Taxes:1193.25 20050926-0115122	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $322,500.00 Affiant Subscribed and sworn to before me this 7th day of September, 2005. Notary Public My commission expires: 6/3/2009

DOUGLAS J. BLACKBURN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stacy W. Hall **Ivy C. Hall**	**Synovus Mortgage Corporation**	**117-04-0-360.00**
1845 Primrose Avenue	**401 Church Street**	
Nashville, Tennessee 37212	**Nashville, TN 37219**	

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,

Clifford W. Audretch, Jr. and wife, Julia Audretch

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

Stacy W. Hall and wife, Ivy C. Hall

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. 1 on the Plan of Belmont Terrace Annex No. 4, Block "C" of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to Clifford W. Audretch, Jr. by quitclaim deed from Elizabeth C. Audretch of record in Book 9644, page 282 and by deed of record in Book 6689, page 190, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.
The Plan of record in Plat Book 974, page 97, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 1845 Primrose Avenue, Nashville, Tennessee 37212.

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 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 7th day of September, 2005.

Clifford W. Audretch, Jr.

Julia Audretch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Clifford W. Audretch, Jr. and wife, Julia Audretch, the within named Grantors, 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 7th day of September, 2005.

Notary Public

My Commission Expires: 6/3/2009

DOUGLAS J. BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067