Davidson County DEEDWARR
Recvd: 10/14/05 10:10 2 pgs
Fees:13.00 Taxes:684.50

20051014-0123928

WARRANTY DEED

P-05-013050

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Grace V. Brennan
Affiant

Subscribed and sworn to before me, this 11th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace V. Brennan	Franklin American Mortgage	
103 Fox Trail	(NAME) 501 Corporate Centre Drive	142-08-A-19 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DALE HIRE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GRACE V. BRENNAN,. UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson county, Tennessee, being part of Coronada, a Condominium as shown on the plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee and being more particulary described as follows:
Unit No .19 on the said plan being located at 103 Fox Trail as established in the Master Deed and By-Laws establishing Horizontal Property Regime with respect to Coronada Condominiums Association, Inc. of record in Book 4901, page 679 and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Dale Hire, by Deed dated 8/17/2004 in Instrument # 200408260103393, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 103 Fox Trail, Nashville, Tennessee 37221
(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 my/our hand(s) this 11th day of October, 2005.

Dale Hire

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Dale Hire, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of October, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800