RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44194

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

JANELL MCALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2005.

Janell L. McAlister
Notary Public

My commission expires: 3-27-07

Name and Address of New Owner:

Jillian Etherington
1817 Jefferson Street
Nashville, TN 37208

Davidson County DEEDWARR
Recvd: 10/28/05 15:52 3 pgs
Fees:18.00 Taxes:173.90
20051028-0130697

Send Tax Bills To:

SAME

Street Address of Subject Property:

5063 Rawlings Road
Joelton, TN 37080

Map and Parcel:

21-261.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH K. HACH,** a married man, and **PHILA R. HACH,** an unmarried woman, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **JILLIAN ETHERINGTON,** an unmarried woman, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Potter Estates, Section One, of record in Book 5050, page 6, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Joseph K. Hach and Phila R. Hach, as joint tenants with right of survivorship, by Deed from H. R. Potter of record in Book 6877, page 353, in the Register's Office for Davidson County, Tennessee.

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

1. Davidson County taxes for 2005 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of record in Book 5050, page 6, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

4. Subject to the following building covenants of Hachland Hill Farm, to wit:

   (i) All lots in this subdivision shall be for the express purpose of single family residential home.

   (ii) The minimum livable floor areas of any two-story single family dwelling shall be two thousand five hundred (2500) square feet exclusive of carports, garages, porches and basements. The minimum livable floor areas of any one-story single family dwelling shall be two thousand (2000) square feet exclusive of carports, garages, porches and basements.

   (iii) All buildings or structures of any kind constructed on the lot shall have full masonry foundation.

   (iv) No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No house-trailers, semi-trailers, junk cars, nor any other unsightly objects shall be stored on the property. Boats and boat trailers shall be stored on the rear of the property or in a garage.

   (v) No above ground pools of any kind shall be permitted.

   (vi) All homes shall be of all brick and wood construction. No vinyl siding shall be used or added to the home.

   (vii) No manufactured or Modular Homes of any kind.

   (viii) All homes must be maintained in a neat and orderly fashion. These include, however, are not limited to the mowing of grass, trimming of shrubs and the removal of dead shrubs and rubbish.

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, her heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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.

SALLY B. HACH, the wife of JOSEPH K. HACH, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS our hands this 15th day of September, 2005.

JOSEPH K. HACH

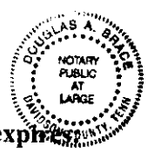
PHILA R. HACH

BY: _____
JOSEPH K. HACH, her Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH K. HACH,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

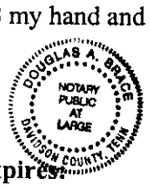
NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **JOSEPH K. HACH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as Attorney-in-Fact for **PHILA R. HACH,** as the free act and deed of the within named **PHILA R. HACH,** said Specific Power of Attorney of record as Instrument No. X, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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