# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2005

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/01/05 12:24 2 pgs
Fees:13.00 Taxes:318.20

20051101-0131912

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Michael O. Kelley | Regions Bank d/b/a Regions Mortgage | Map 96 |
| 329 Hickory Place | 7130 Goodlett Farms Pkwy. | Group 11-0-A |
| Nashville, TN 37214 | Cordova, TN 38016 | Parcel 29 CO |

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

**Teresa G. Haun, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Michael O. Kelley, an unmarried man**
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 Apartment Unit 5-D on the Plan of Hickory Place Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, amended in Book 6654, Page 910, and corrected by instrument of record in Book 6759, Page 533, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to Teresa G. Haun by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 11060, Page 707, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6472, Page 435; Book 6476, Page 663; Book 6654, Page 910; Book 6759, Page 533; Book 7015, Page 182; Book 7015, Page 187, Book 7015, Page 192 and Book 6472, Page 456, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing in the Master Deed of record in Plat Book 6472, Page 435, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6391, Page 482, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 329 Hickory Place, Nashville, TN 37214

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 hand this 31st day of October, 2005.

Teresa G. Haun

Teresa G. Haun

FILE COPY

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 Teresa G. Haun, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2005.

My Commission Expires: 01/27/07

Notary Public

