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Davidson County DEEDWARR
Recvd: 11/02/05 15:33 2 pgs
Fees:13.00 Taxes:712.25
20051102-0132813

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Karl T. Falls
Emily P. Falls
5163 Ashley Drive
Nashville, TN 37211

SEND TAX BILL:
Wells Fargo Bank, N.A.
11301 Carmel Commons Blvd
Charlotte, NC 28226

MORTGAGEE:
Wells Fargo Bank, N.A.
11301 Carmel Commons Blvd.
Charlotte, NC 28226

MAP AND PARCEL:
MAP 161-6
PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Hatfield, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Karl T. Falls and wife, Emily P. Falls**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Huntington Park, Section 1, as of record in Plat Book 4175, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to James A. Hatfield, unmarried, by deed from Kyle D. Matthews and wife, Susan F. Matthews, dated August 29, 2002, of record in Instrument No. 20020904-0106224, Register's Office for Davidson County, Tennessee.
>
> Jessica Hatfield joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of James A. Hatfield.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5163 Ashley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 28th day of October, 2005.

James A. Hatfield

Jessica Hatfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James A. Hatfield and Jessica Hatfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of October, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $192,500.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 9/20/06

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

e:jonna:softpro
warrantydeeds:hatfield