Davidson County DEEDWARR
Recvd: 11/14/05 12:04 2 pgs
Fees:13.00 Taxes:436.23

20051114-0137143

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN07290

ERIN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Wayne Hatfield **1622 Emerald Drive** **Nashville, TN 37218**	**New Owner**	**069-15-014**

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,

Mary B. Standard, unmarried

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

Bobby Wayne Hatfield and wife, Deborah K. Hatfield

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 the 13th Civil District of Davidson County, Tennessee, being a part of the Sam J. Chandler Property and a parcel marked "reserved" on the Plan of Hydes Ferry Park, Section II, as of record in Book 2330, page 176, Register's Office for said County, described according to a survey made by Hickerson-Miller Engineers, dated Dec. 14, 1959, as follows:

BEGINNING at an iron pin set in the southeasterly margin of Emerald Drive, which point is 28.4 feet north 67 degree 45' East of an iron pin set in the northwest corner of said "Reserved" parcel; thence with the southeasterly margin of Emerald Drive, northeastwardly 51.6 feet to a monument and 48.4 feet to an iron pin, in all 100 feet; thence south 29 degree 15' east 317.5 feet to an iron pin; thence south 65 degree 30' west 140.8 feet to an iron pin; thence north 22 degree west 317.5 feet to the point of beginning.

Being the same property conveyed to James H. Brown, unmarried, by Warranty Deed from Cumberland Builders, Inc., dated 3-16-69 and recorded 4-22-69 in Book 4327, page 564, Register's Office for Davidson County, Tennessee. James H. Brown, having since died, Leaving said property to Mary B. Standard according to His Last Will and Testament in Will Book 231, page 714.

Unimproved ( )
This is improved (X) property known as **1622 Emerald Drive, Nashville, TN 37218**
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 our hands this 10th day of November, 2005.

Mary B. Standard

Mary B. Standard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Standard the bargainor(s) 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 and official seal at Brentwood, Tennessee, this 10th day of November, 2005.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

Notary Public