Davidson County DEEDWARR
Recvd: 11/30/05 14:54 2 pgs
Fees:13.00 Taxes:571.65

20051130-0144096

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Crystal J. Little	nBank, N.A.	Map 063
600 Granwood Blvd.	55 Merchant St., Suite 300	Group 16-0-B
Old Hickory, TN 37138	Springdale, OH 45246	Parcel 094 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

Karl W. Hare and wife, Marci A. Hare

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Crystal J. Little, an unmarried woman

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:

BEING Lot No. 153, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445 and by amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Karl W. Hare and Marci A. Hare, husband and wife by deed from Fox Ridge Homes, Inc., of record in Book 11565, Page 343, dated June 25, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852; Book 7431, Page 204; Book 7451, Page 729; Book 8181, Page 112; and Book 8336, Page 393, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6900, Pages 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445 and by amendment to Change Name of record in Book 8181, Page 112, 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 600 Granwood Blvd., Old Hickory, TN 37138

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 16 day of November, 2005.

Karl W. Hare

Marci A. Hare

FILE BOX 45

STATE OF TEXAS
COUNTY OF Hidalgo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karl W. Hare and Marci A. Hare, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at McAllen, Texas, this 16 day of November, 2005.

My Commission Expires: 5/6/06

Blanca M Fuentes
Notary Public

