Davidson County DEEDWARR
Recvd: 12/05/05 13:46 2 pgs
Fees:13.00 Taxes:562.40
20051205-0145959

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

KELLY A. GADKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Georgette R. Kennedy
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this.

Kelly A. Gadke
Notary Public

My Commission Expires: 1/24/2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William Telford and Peggy Telford

475 Huntington Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-11-0-A-098.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie Hayes, a married woman, hereinafter referred to as Grantors, hereby transfers and conveys to William Telford and wife, Peggy Telford, hereinafter referred to as 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 Lot No. 98, on the Plan of Huntington Ridge Townhouse Condominiums of record in Book 4675, page 9, revised in Book 9700, Page 846, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julie Hayes and Ashley Hayes, joint tenants with the right of survivorship, by warranty deed from Westminster Homes, Inc. of record in Book 11229, page 936, and re-recorded in Book 11376, page 682, Register's Office for Davidson County, Tennessee, dated November 30, 1998. Further being conveyed to Julie Hayes by quitclaim deed from Ashley Hayes of record in Instrument No. 20020419-0048900, Register's Office for Davidson County, Tennessee, dated April 16, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4675, Page 9, Register's Office of said County.

Declarations of Covenants, Conditions and Restrictions shown on the master Deed and by-Laws of record in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243, and Book 7423, page 762, said Register's Office.

Storm Water Retention Agreement in Book 9732, page 551, Book 9774, page 308, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 475 Huntington Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of November, 2005.

Julie Hayes

Julie Hayes

*Benjamin A. Jordan

*Benjamin A. Jordan joins in this transaction and conveys any and all interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Julie Hayes and Benjamin A. Jordan, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 30th day of November, 2005.

Witness my hand and official seal this 30th day of November, 2005.

Notary Public

My Commission Expires: 11/8/08

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