RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44280

Davidson County DEEDWARR
Recvd: 12/21/05 12:01 2 pgs
Fees:13.00 Taxes:362.60
20051221-0152895

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2005.

Janel L. McAlister
Notary Public

My commission expires: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES MARCH 27, 2007

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brittne **Thomas**	**Countrywide Home Loans**	**Map: 128-11; Parcel: 40**
7774 Sawyer Brown Road	**3011 Armory Drive, Ste 120**	
Nashville, Tennessee 37221	**Nashville, TN 37204**	

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 ACKNOWLEDGE, WE,

Gary S. Hulen, and wife, Janice D. Hulen

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

Brittne Thomas, unmarried

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 Lots 8A & B and Lots 9A & B, Zone lot Division of Clunan Heights, Section Two, as of record in Book 6250, page 27 and amended in Book 6250, Page 362, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary S. Hulen and wife, Janice D. Hulen, by Quitclaim Deed, form John R. Hulen and wife, Joanne Hulen, of record in Book 7653, page 326, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 27 and Book 6250, page 362, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6537, Page 70, Book 6541, Page 984, and Instrument #20050502-0048347, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 6377, Page 482, Register's Office for DAVIDSON County, Tennessee.
Joint Roadway Agreement of record in Book 6512, Page 347, and Book 6514, Page 58, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7774 Sawyer Brown Road, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 16th day of December, 2005.

X _____
Gary S. Hulen

X _____
Janice D. Hulen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gary S. Hulen, and wife, Janice D. Hulen, the within named sellers, 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, at office, this 16th day of December, 2005.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **05607-SH**
RECORD & RETURN TO:
Saturn & Mazer Title Services, Inc.
212 Third Avenue North
Nashville, TN 37201
FILE BOX " 7 "