THIS INSTRUMENT PREPARED BY:
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Dickson, Tennessee 37055
(615) 441-0001

Davidson County DEEDWARR
Recvd: 01/04/06 13:32 2 pgs
Fees:13.00 Taxes:399.60
20060104-0001132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND 00/100 DOLLARS ($108,000.00), the receipt of which is hereby acknowledged, WE, **RAYMOND F. FREEMAN and wife, ELEANOR J. FREEMAN, ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **TALLY HOOK and husband, KELVIN L. KING, ("Grantee"),** their heirs and assigns, a certain tracts or parcels of land located in Davidson County, Tennessee and described as follows, to-wit:

Unit 17, Huntingdon Park Townhomes, as established by Master Deed of Huntingdon Park Townhome Association of record in Book 8813, Page 573, as amended in Book 9018, Page 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray F. Freeman and wife, Eleanor J. Freeman, by deed from M. K. Stevenson and J. E. Stevenson, Trustees, dated May 9, 2001, of record in Instrument No. 20010607-0060135, said Register's Office.

This conveyance is subject to the following: (1) Master Deed of Huntington Park Townhome Association, of record in Book 8813, Page 573, and Addendum to the Master Deed of record in Book 9018, Page 56, said R.O.; (2) By-Laws of record in Book 8813, Page 590, said R.O.; (3) Restrictive Covenants of record in Book 4225, page 778, said R.O.; (4) all matters shown on the Plan of record as Exhibit "B" to the Addendum to the Master Deed of records in Book 9018, Page 56, and the Master Deed of record in Book 8813, Page 573, said R.O.; (5) TVA Easement of record in Book 2338, Page 226, said R.O.; (6) Easements of record in Book 9800, Page 532, said R.O.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 28th day of December, 2005.

RAYMOND F. FREEMAN

ELEANOR J. FREEMAN

STATE OF TENNESSEE

COUNTY OF Dickson

On this 28th day of December, 2005, before me personally appeared **RAYMOND F. FREEMAN and wife, ELEANOR J. FREEMAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 28th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 2-20-2007

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

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STATE OF TENNESSEE

COUNTY OF Dickson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $108,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Tally Hook
Affiant

Sworn to and subscribed to before me this 28th day of December, 2005.

NOTARY PUBLIC

My commission Expires: 2-20-2007

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

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THIS IS IMPROVED PROPERTY KNOWN AS:
745 Huntington Parkway, Nashville, TN 37211

MAP - 161-5 **GROUP** - C **PARCEL** - 117.00CO

ADDRESS OF NEW OWNER:

Tally Hook & Kelvin King
112 Friar Tuck Drive
Dickson, TN 37055

SEND TAX BILLS TO:

SAME