Record and Return to:

Return to: Tennessee Title Services
8005 Church St E s 216
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/04/08 15:29 2 pgs
Fees:13.00 Taxes:462.13

20080804-0080211

#642

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Virginia K. Hailey	Virginia K. Hailey	Map 151-10-0A
7504 W. Winchester Drive	7504 W. Winchester	Parcel 002.00-CO
Antioch, TN 37013	Antioch, TN 37013	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Claudia L. Hooks Christian, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Virginia K. Hailey, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Phase One, Villages of Long Hunter of record in Instrument No. 200101230006894, said Register's Office to which plat reference is hereby made for a more complete and accurate description.

Being the same Property conveyed to Claudia L. Hooks, unmarried, by Warranty Deed dated November 29, 2001 from Ole South Properties, Inc., of record in Instrument No. 200112030132244, said Register's Office.

This is the same description as used in the last deed of record.

This is not the personal, marital or primary residence of Grantor, her spouse and/or any dependants.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions and By-laws, of record in Instrument Nos. 200105310056382, 200311110164945, and in Instrument No. 200410220127537, said Register's Office.**
3. **Charter of record in Instrument No. 200105310056381, said Register's Office.**
4. **Open Space of record in Instrument No. 200105310056383, said Register's Office.**
5. **All matters appearing of record in Instrument Number 200101230006894, said Register's Office.**

This is improved property commonly known as **7504 W. Winchester Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me this
30 day of July, 2008.

Tracey Perry
Notary public:
My Commission Expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of **July, 2008.** Claudia L. Hooks Christian

Claudia L. Hooks Christian
Claudia L. Hooks Christian

[STATE OF Florida **]**
[COUNTY OF Pasco **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claudia L. Hooks Christian,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.
WITNESS my hand and official seal at Land O Lakes, State of, FL this 29th day of **July, 2008.**

Notary Public
My Commission Expires: Jan 18, 2011

SANDRA DOKTER
Notary Public, State of Florida
Commission# DD630856
My comm. expires Jan. 18, 2011