mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9815 PG 460

ADDRESS NEW OWNER:
Whitney L. Whitaker, et al
134 Thistle Lane
Hermitage, Tennessee 37076

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
P.O. Box 8111
Vernon Hills, Illinois 60061

MAP AND PARCEL:
Map 86
Group 14-A
Parcel 134.C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimberly Lynn Usery**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Whitney L. Whitaker, Jimmy L. Whitaker, and Linda V. Whitaker**, as joint tenants with rights of survivorship among themselves, the survivor to take the whole; and 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 Unit No. 134, on the plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, page 507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Kimberly Lynn Usery, unmarried, by deed from Betty J. Jones and husband, Jeff Jones, dated March 31, 1994, as of record in Book 9301, page 896, Register's Office for Davidson County, Tennessee.
>
> Diane S. Usery executes this instrument on behalf of the said Kimberly Lynn Usery, by virtue of a written Power of Attorney, filed for record in Book 9815, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 134 Thistle Lane, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 6034, page 365; and By-Laws of record in Book 6034, page 383; as amended in Book 7660, page 612; and the Charter for the Homeowner's Association of record in Book

6034, page 376; as amended in Book 7466, page 25 and in Book 8275, page 843, Register's Office for Davidson County, Tennessee, to which instruments reference is here made for the exact details, terms and conditions thereof.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5200, page 507, said Register's Office, and all other information as depicted on said plat.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

In accepting this deed of conveyance, Grantees acknowledge that the provisions of Tennessee Code Annotated 66-1-107 abolish joint tenancy except in those cases where a contrary intention is expressed; and by accepting this deed of conveyance, Grantees acknowledge their intent to create a joint tenancy with right of survivorship among themselves, the survivor to take the whole upon the death of the other tenants.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Whitney L. Whitaker, Jimmy L. Whitaker, and Linda V. Whitaker, their heirs and assigns, forever; and I, Kimberly Lynn Usery, unmarried, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of September, 1995.

Kimberly Lynn Usery by Diane S. Usery, Atty.-In-Fact

Kimberly Lynn Usery
by Diane S. Usery, Attorney-In-Fact

0107862
IDENTIF. & REFERENCE

95 OCT -3 PM 12:14
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 29th day of September, 1995, in Mt. Juliet, Tennessee, before me personally appeared Diane S. Usery, to me known to be the person who executed the foregoing Warranty Deed in behalf of **Kimberly Lynn Usery**, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Kimberly Lynn Usery, signing her name as her Attorney-In-Fact.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 29th day of September, 1995.

Patricia M. Swirn
NOTARY PUBLIC

PATRICIA M. SWIRN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 66,900.00.

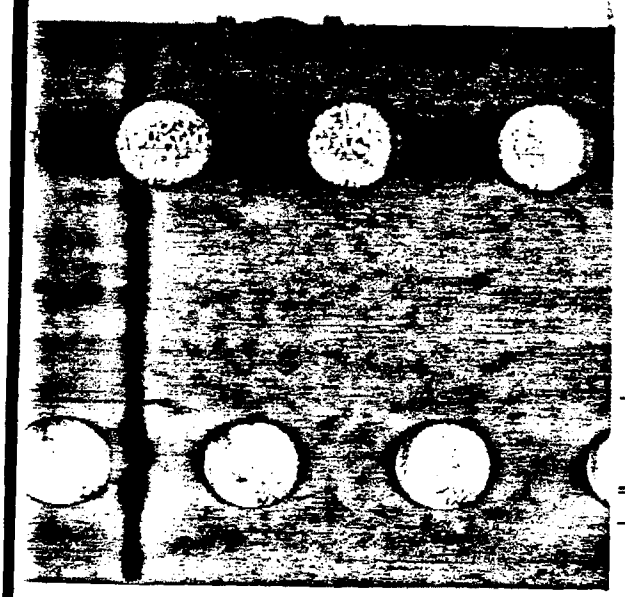
Whitney L. Whitaker
AFFIANT

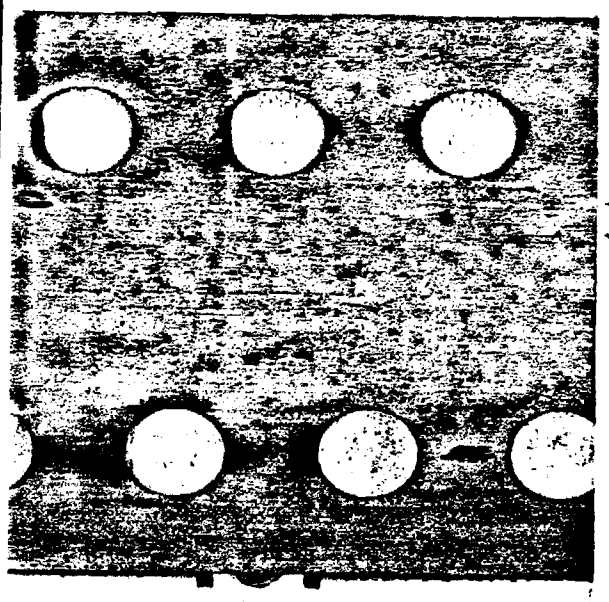
Subscribed and sworn to before me
this 29th day of September, 1995.

Patricia M. Swirn
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. SWIRN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2:32 10/03 1101 03CHECK 260.53





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9815 PG 463

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	66900.00
CDN TX	247.53
PRFEE	1.00
WDEED	12.00
TOTAL	260.53
CHECK	260.53

10/03/95 01 12:15 0001 2132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107862
IDENTIF. ↑ REFERENCE

95 OCT -3 PM 12: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960920