This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Instr:200004040034004 Page: 1 OF 3
REC'D FOR REC 04/04/2000 6:17:24PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $239.02

ADDRESS NEW OWNER:
Earline Hesson
1008 Rachel's Square
Hermitage, Tennessee 37076

SEND TAX BILL TO:
****New Owner****

MORTGAGEE:

MAP **75-11-0**
GROUP
PARCEL **275.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John F. Marshall, III and wife, Jane L. Marshall** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Earline Hesson, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 101-B on the plan of Rachel's Square, Section Two as shown on plan of record of Zone Lot Division of Lots 80 thru 101, inclusive & Lots 103 thru 107, inclusive, in Book 6250, pages 538-543, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John F. Marshall, III and wife, Jane L. Marshall by deed from Marion Thurman and wife, Eva N. Thurman dated October 23, 1985, of record in Book 6691, page 55, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1008 Rachel's Square, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 75-11-0, Parcel 275.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in instruments of record in Book 6231, page 64; Book 6231, page 66; Book 6455, page 135; Book 6519, page 512; and Book 6619, page 777, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, pages 538-543, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 31st day of March, 2000.

John F. Marshall, III

Jane L. Marshall

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John F. Marshall, III and wife, Jane L. Marshall**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2000.

Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $64,600.00.

Dorothy Currey
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2000.

Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001