Instr:200004120037116 Page: 1 OF 4
REC'D FOR REC 04/12/2000 3:16:07PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $116.55

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of April, 2000.

Notary Public

My Commission Expires: 9-1-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Homesite Properties LLC
631 East Trinity Lane
Nashville TN

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 071-08-0-258.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Hettie Jane Tidwell, Agnes Biter, Herschel Tidwell, Leon Tidwell, Frances P. Benefield, Chester Pendergrass, Martin Pendergrass, Fulton Pendergrass, Carroll Pendergrass, Gerald Pendergrass, Carter Pendergrass, Joan Buttrey Baker, Larry F. Buttrey, Bruce Buttrey, Ronnie Pendergrass, Veeda T. Mayberry, Charlesta T. Litton, Joy T. Tidwell, Melva M. Crutcher, Randall J. Martin, Laverne M. Wright, Charlotte Ann Martin, individually and as executrix of the estate of Jasper Lowell Martin, as beneficiaries**, hereinafter referred to as Grantors, hereby transfer and convey to **Homesite Properties LLC**, hereinafter referred to as 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 Lot No. 37 on the Map of Joywood Heights, Section I, as of record in Book 1130, page 91, Register's Office for said county, described as follows: Beginning at a point in the North margin of Trinity Lane at the corner of Lots Nos 36 and 37; thence with the line between said lots northerly 216 feet to a point; thence with the line between said lots 37 and 38 easterly 87 feet to the westerly margin of a 50-foot unnamed street; thence with the margin of the same southerly 191.8 feet to the beginning of a curve; thence around said curve in a

southwesterly directions 38 feet to a point in the north margin of Trinity Lane; thence with the margin of the same westerly 68.3 feet to the point of beginning.

Being the same property conveyed to Hettie Jane Tidwell (now deceased) by deed from Betty Patton Walker and Ada Hughes Patton by instrument of record in Book 3837, page 168, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plat of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.
Easement for Highway of record in Book 4071, page 82, said Register's Office.
Easement for Sanitar Sewer/Storm Drainage of record in Book 4125, page 509, said Register's Office.
Easement for Right of Way of record in Book 8420, page 686, said Register's Office.

This is improved property known as 631 East Trinity Lane, Nashville TN.

**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**, their heirs and assigns forever, and I 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of April, 2000.

Agnes Biter by LaVerne M. Wright a&f
Agnes Biter

Herschel Tidwell by LaVerne M. Wright a&f
Herschel Tidwell

Leon Tidwell by LaVerne M. Wright a&f
Leon Tidwell

Frances P. Benefield by LaVerne M. Wright a&f
Frances P. Benefield

Chester Pendergrass by LaVerne M. Wright
Chester Pendergrass

Martin Pendergrass by LaVerne M. Wright a&f
Martin Pendergrass

Fulton Pendergrass by LaVerne M. Wright a&f
Fulton Pendergrass

Carroll Pendergrass by LaVerne M. Wright a&f
Carroll Pendergrass

Gerald Pendergrass by LaVerne M. Wright a&f
Gerald Pendergrass

Carter Pendergrass by LaVerne M. Wright a&f
Carter Pendergrass

Joan Buttrey Baker by LaVerne M. Wright, a&f
Joan Buttrey Baker

Larry F. Buttrey by LaVerne M. Wright, a&f
Larry F. Buttrey

Bruce Buttrey by LaVerne M. Wright, a&f
Bruce Buttrey

Ronnie Pendergrass by LaVerne M. Wright a&f
Ronnie Pendergrass

Veeda T. Mayberry by LaVerne M. Wright a&f
Veeda T. Mayberry

Charlesta T. Litton by LaVerne M. Wright, a&f
Charlesta T. Litton

Joy T. Tidwell by LaVerne M. Wright, a&f
Joy T. Tidwell

Melva M. Crutcher by LaVerne M. Wright, a&f
Melva M. Crutcher

Randall Martin by LaVerne M. Wright, a&f
Randall Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LaVerne M. Wright, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Agnes Biter, Herschel Tidwell, Leon Tidwell, Frances P. Benefield, Chester Pendergrass, Martin Pendergrass, Fulton Pendergrass, Carroll Pendergrass, Gerald Pendergrass, Carter Pendergrass, Joan Buttrey Baker, Larry F. Buttrey, Bruce Buttrey, Ronnie Pendergrass, Veeda T. Mayberry, Charlesta T. Litton, Joy T. Tidwell, Melva M. Crutcher, Randall J. Martin, and is authorized by Agnes Biter,Herschel Tidwell, Leon Tidwell, Frances P. Benefield, Chester Pendergrass, Martin Pendergrass, Fulton Pendergrass, Carroll Pendergrass, Gerald Pendergrass, Carter Pendergrass, Joan Buttrey Baker, Larry F. Buttrey, Bruce Buttrey, Ronnie Pendergrass, Veeda T. Mayberry, Charlesta T. Litton, Joy T. Tidwell, Melva M. Crutcher, Randall J. Martin, and to execute this instrument on behalf of Agnes Biter,Herschel Tidwell, Leon Tidwell, Frances P. Benefield, Chester Pendergrass, Martin Pendergrass, Fulton Pendergrass, Carroll Pendergrass, Gerald Pendergrass, Carter Pendergrass, Joan Buttrey Baker, Larry F. Buttrey, Bruce Buttrey, Ronnie Pendergrass, Veeda T. Mayberry, Charlesta T. Litton, Joy T. Tidwell, Melva M. Crutcher, Randall J. Martin.

Witness my hand and official seal this 10th day of April, 2000.

Notary Public

9-1-2001
My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.



01470-ST

Charlotte Ann Martin

Charlotte Ann Martin, individually and as
Executrix of the Estate of Jasper Lowell Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlotte Ann Martin, with whom I am personally acquainted, and who acknowledged that she is the Executrix of the Estate of Jasper Lowell Martin, and is authorized by the Estate of Jasper Lowell Martin to execute this instrument on behalf of the Estate of Jasper Lowell Martin.

Witness my hand and official seal this 10th day of April, 2000.

9-11-2001

Notary Public

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

LaVerne M. Wright

Laverne M. Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laverne M. Wright, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2000.

9-11-2001

Notary Public

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**Estate of Hettie Jane Tidwell**

LaVerne M. Wright

Laverne M. Wright, Administratrix

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laverne M. Wright, with whom I am personally acquainted, and who acknowledged that she is the Administratrix of the Estate of Hettie Jane Tidwell, and is authorized by Estate of Hettie Jane Tidwell to execute this instrument on behalf of the Estate of Hettie Jane Tidwell.

Witness my hand and official seal this 10th day of April, 2000.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.



01470-ST