Davidson County DEEDWARR
Recvd: 10/10/00 15:11 2pgs
Fees:11.00 Taxes:666.00
20001010-0100687

Map 160-15, Group A, Parcel 051C0

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
238 Hearthstone Manor Drive
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, TIMOTHY W. KEYT AND WIFE, NANCI P. KEYT, Grantor(s), have bargained and sold and by these presents do transfer and convey unto DOROTHY CARTER, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hearthstone Manor, Phase 4, a Planned Unit Development, of record in Book 6250, page 990, amended in Book 6200, page 642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Timothy W. Keyt and wife, Nanci P. Keyt, by warranty deed of William R. Owens and wife, Lynn R. Owens, of record in Book 8286, page 114, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee that we are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1. Taxes for the year 2001 and following years.

2. The Plan of record in Book 6250, page 990, amended in Book 6200, page 642, Register's Office of Davidson County, Tennessee, shows an Owner's Certificate, and certain easements and setback lines.

3. Permanent Easement and Right of Way for street purposes and right of entry for temporary construction purposes in Book 5784, page 261, Register's Office of Davidson County, Tennessee.

4. Conveyance of common area to Hearthstone Manor Homeowners Association, Inc. of record in Book 7393, page 746, Register's Office of Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, and Restrictions of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, re-recorded in Book 7393, page 749, Book 7398, page 907, and Book 7403, page 563, Register's Office of Davidson County, Tennessee.

6. Amended and Restated By-Laws of record in Book 7403, page 568, Register's Office of Davidson County, Tennessee.

7. Declaration of covenants, conditions and restrictions for Hearthstone Common Facilities Association, Inc. of record in Book 7053, page 982, Register's Office of Davidson County, Tennessee.

8. Conveyance of Common Area to Hearthstone Manor Homeowners Assocation, Inc., of record in Book 7393, page 746, Register's Office of Davidson County, Tennessee.

9. Rules and regulations of record in Book 11749, page 481, said Register's Office.

AND WE DO FURTHER COVENANT and bind ourselves our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hand on this the 6Th day of October, 2000.

TIMOTHY W. KEYT

NANCI P. KEYT

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, TIMOTHY W. KEYT AND WIFE, NANCI P. KEYT, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6Th day of October, 2000.

NOTARY PUBLIC

My Commission Expires: June 14, 2004

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Eighty Thousand Dollars ($180,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6Th day of October, 2000.

NOTARY PUBLIC

My Commission Expires: June 14, 2004

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