STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00.

Tirsha D. Dukes
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of November, 2000.

Notary Public

My Commission Expires: 10/22/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 12/01/00 10:33 2pgs
Fees:11.00 Taxes:297.85
20001201-0118034

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tirsha D. Dukes
402 Claircrest Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 162-01-0-B-005.00CO

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, **Cynthia Hensley and husband, William C. Hensley** hereinafter referred to as Grantors, hereby transfers and conveys to **Tirsha D. Dukes** 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:

Being Lot No. 5 on the Plan of Clairmont, Phase Three, of record in Book 6050, page 410 and revised in Book 6050, page 486 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Cynthia Hensley (who acquired title as Cynthia G. Cushen) by Warranty Deed from Clairmont Investors, a Tennessee Joint Venture of record in Book 8125, page 268 in the Register's Office for Davidson County, Tennessee. Cynthia G. Cushen having since married. William C. Hensley hereby joins in this to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6050, Page 486, Register's Office for Davidson County, Tennessee.

Quitclaim Common Area of record in Book 7961, page 410 in said Register's Office.

HOA Articles of Incorporation of record in Book 6988, page 536; Book 7960, page 128; Book 8168, page 930; Book 8172, page 28 and in Book 7132, page 826 all in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 6988, page 542; Book 7269, page 223; Book 7891, page 590; Book 8027. page 201; Book 8027, page 258 and in Book 8784, Page 328 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6988, page 552; Book 8108, page 993 and in Book 8251, page 180 all in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 402 Claircrest Drive, Antioch, Tennessee 37013.

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 27th day of November, 2000.

Cynthia Hensley

Cynthia Hensley

William C Hensley by Cynthia Hensley

William C. Hensley by Cynthia Hensley, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Hensley and ~~William C. Hensley~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of November, 2000.

Notary Public

10/22/01

My Commission Expires
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Cynthia Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of William C. Hensley and who acknowledged that she executed the same as the free act and deed of the said William C. Hensley by virtue of the Power of Attorney, duly executed by the said William C. Hensley

Witness my hand and official seal this 27th day of November, 2000.

Notary Public

My Commission Expires: 10/22/01

02534-BW