PREPARED BY: FRANK S. KING, JR.
King & Ballow
315 Union Street
1100 Union Street Plaza
Nashville, TN 37201
(615) 259-3456

Davidson County DEEDWARR
Recvd: 12/01/00 14:57 3pgs
Fees:15.00 Taxes:308.95
20001201-0118227

WARRANTY DEED

Address New Owner As Follows:

KATHY HUBER
4310 Baton Rouge Drive
Hermitage, Tennessee 37076

Send Tax Bills To:

Same

Mortgagee:

Map & Parcel No.:

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVEN TUROCK and wife, SHARON L. CALDWELL, have this day bargained and sold, and do hereby transfer and convey unto KATHY HUBER, unmarried, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, and being Lot No. 85-B, on the plan of Rachel's Square, Section Two, Zone Lot Division, as of record at Book 6250, page 542, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 10685, page 149, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 2000 property taxes in the amount of $607.66 and back taxes, are PAID IN FULL, as listed to Map-Parcel: 75-11-259; Field Book #:4D-91284; at the street address of 4310 Baton Rouge Dr., Hermitage, TN 37076.

2. Restrictive Covenants of record at Book 6455, page 135, and as shown on said plan at Book 6250, page 542; and, Declarations of Covenants, Conditions, and Restrictions as of record at Book 6619, page 777, as amended at Book 8030, page 757; and, easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

3. Easements, setback lines, notes, and/or other matters as shown on said plan at Book 6250, pages 538-543, amending Book 6231, pages 64-66 and Book 5200, pages 623-625 (all inclusive), said Register's Office.

This is improved property known as 4310 Baton Rouge Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 30 day of November, 2000.

STEVEN TUROCK

SHARON L. CALDWELL

State of Tennessee)
County of Davidson)

Before me, Joyce A. Highsmith, a Notary Public in and for the State and County aforesaid, personally appeared the within named STEVEN TUROCK and wife, SHARON L. CALDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 30 day of November, 2000.

Joyce A. Highsmith
NOTARY PUBLIC

My Commission Expires:

JOYCE A. HIGHSMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,500.00.

Kathryn J. Huber
AFFIANT

Subscribed and sworn to before me this 30 day of November, 2000.

NOTARY PUBLIC

My Commission Expires:

2-3-2002