Davidson County DEEDWARR
Recvd: 03/19/01 11:13 2pgs
Fees:11.00 Taxes:506.90
20010319-0025918

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Ruth A. Heath
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2001.

Notary Public

My Commission Expires: 9-11-2001

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:
Marvin W. Heath and Ruth A. Heath
629 Granwood Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 063-16-0-B-101.00 CO

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, **Damon T. Hininger and Carrie L. Hininger** hereinafter referred to as Grantors, hereby transfers and conveys to **Marvin W. Heath and wife, Ruth A. Heath** 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. 183 on the Plat of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, page 405, as amended in Book 6900, page 550 thru 552 and corrected in Book 7462, page 445 and Book 8110, page 401, amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan and reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Damon T. Hininger and wife, Carrie L. Hininger by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 10630, page 187, Register's Office of Davidson County, Tennessee, dated September 26, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 6900, page 405, and amended in Book 6900, pages 550-552; corrected in Book 7462, page 445; Book 8110, page 401, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee.

Easement for flowage of record in Book 2247, page 75, Register's Office for Davidson County, Tennessee.

Easement to C. Hooper Development Company of record in Book 7460, page 930, Register's Office for Davidson County, Tennessee.

Easement for public utilities of record in Book 8007, page 235, Register's Office for Davidson County, Tennessee.

Easement for public utilities of record in Book 8739, page 991, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7351, page 852; Book 7431, page 204; Book 7451, page 739; and in Book 8336, page 393, Register's Office for Davidson County, Tennessee.

Subject to Open Space deed of record in Book 8207, page 276, said Register's Office.

County and/or City taxes for the year 2001 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 is improved property known as 629 Granwood Blvd., Old Hickory, TN 37138.

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 15th day of March, 2001.

Damon T. Hininger

Carrie L. Hininger

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 Damon T. Hininger and Carrie L. Hininger, 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 15th day of March, 2001.

Notary Public

9-11-2001
My Commission Expires

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

02929-ST