ADDRESS NEW OWNERS and
SEND TAX BILLS:
RODGER D. THAXTON and wife,
ELIZABETH L. THAXTON
101 Riviera Drive
Hendersonville, TN 37075

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 03/21/01 11:36 2pgs
Fees:11.00 Taxes:37.00

20010321-0027138

MAP PARCEL NUMBER:
043 - 16 - 089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND DOLLARS ($10,000.00), cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, MARJORIE GRUBBS, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to RODGER D. THAXTON and wife, ELIZABETH L. THAXTON, hereinafter called GRANTEES, their heirs, successors and assigns forever the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Plat of Section I, Kingsway Green of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 38 fronts 45 feet on the northerly margin of London Bridge Road and extends back 120.95 feet on the westerly line and 121.17 feet on the easterly line to a line in the rear on which it measures 45.0 feet.
>
> INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that part of the property sold to the State of Tennessee by deed from Kingsway Greens of America, Inc. of record in Book 4371, Page 590, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Marjorie Grubbs by deed of record in Book 8456, Page 651, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 19 day of March, 2001.

Marjorie Grubbs
MARJORIE GRUBBS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, MARJORIE GRUBBS, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of March, 2001.

Shari L. Wilkes
NOTARY PUBLIC

My Commission Expires:

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires February 11, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $10,000.00.

AFFIANT

Subscribed to and sworn before me, this the 19 day of March, 2001.

Shari L. Wilkes
NOTARY PUBLIC

My Commission Expires:

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires February 11, 2003

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