Davidson County DEEDWARR
Recvd: 04/12/01 13:51 2pgs
Fees:11.00 Taxes:539.09

20010412-0036091

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,700.00.

Julie Rebecca Smith
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of April, 2001.

Notary Public

My Commission Expires: 4-11-2001

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:
Julie Rebecca Smith
3141 Lake Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 086-14-0-B-056.00 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, **Keith S. Hensley and wife, Rhonda J. Hensley** hereinafter referred to as Grantors, hereby transfers and conveys to **Julie Rebecca Smith, an unmarried woman** 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:

Land in Davidson County, Tennessee being Lot No. 124 on the Revised Plan of Fleetwood Subdivision, Phase One, of record in Book 6900, page 465, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Keith S. Hensley and wife, Rhonda J. Hensley by deed from The Dale Mason Truner and Donna Benward Turner Revocable Living Trust by instrument of record in Book 10494, page 623, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6500, Page 465, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7170, Page 987, and Book 7628, page 6, Register's Office for Davidson County, Tennessee.

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 3141 Lake Drive, Hermitage, TN 37076.

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 11th day of April, 2001.

Keith S. Hensley

Keith S. Hensley

Rhonda J. Hensley

Rhonda J. Hensley

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 Keith S. Hensley and wife, Rhonda J. 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 11th day of April, 2001.

Notary Public

9/11/2001

My Commission Expires

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

03012-ST