PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 05/08/01 10:42 2pgs
Fees:11.00 Taxes:369.63

20010508-0047339

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **April, 2001** between **JOHN C. HINKLE, II, a single man, and ROBERT T. BRUCE, a single man SALLY HINES HINKLE, a single woman**, GRANTOR, and **DONALD W. NOES, II, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 10 FAIR OAKS SUBDIVISION, Section One, according to plat appearing of record in Book 4175, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to John C. Hinkle, II, Sally Hines Hinkle and Robert T. Bruce, by deed from the all the heirs and devisees named in Article V of the Last Will and Testament of Rachel E. Smith, Deceased: Bobby G. Smith, and wife, Connie Smith, William Carl Smith, and wife, Brenda Smith, Jerry Dwayne Smith, and wife, Donnia Smith, Loletta Dean Ray, Brenda Massey, and husband, Larry Massey, Janice Lavonne Binkley and Wilda Johnson, recorded 12/29/00 in Instrument No. 20001229-0127253, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); all matters appearing of record in Book 4175, page 48; Restrictive Covenants of record in Book 4289, page 198, amended in Book 4475, page 864; any and all easements, right of ways, setback lines, etc. appearing of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John C. Hinkle, II
JOHN C. HINKLE, II
Signature of Seller

Robert T. Bruce by John C. Hinkle II Attorney in Fact
ROBERT T. BRUCE
Signature of Seller

Sally Hines Hinkle
SALLY HINES HINKLE
Signature of Seller

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN C. HINKLE, II,** 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 **ROBERT T. BRUCE, unmarried,** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **ROBERT T. BRUCE.**

Witness my hand, at office, this 27th day of April, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN C. HINKLE, II, SALLEY HINES HINKLE, BOTH UNMARRIED,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand, at office, this 27th day of April, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

DONALD W. NOES, II
262 DELVIN DRIVE
ANTIOCH, TN 37013

Property Address:

262 DELVIN DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:
LEGENDS MORTGAGE
1143 COLUMBIA AVENUE, SUITE C-11
FRANKLIN, TN 37064

Parcel #: 162-6-75

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$99,900.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of April, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076