Davidson County DEEDWARR
Recvd: 05/16/01 14:27 2pgs
Fees:11.00 Taxes:338.55

20010516-0050819

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Box 13

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James Howard Agee III and wife, Jessica Lynn Agee 307 Bonnacroft Drive Hermitage, TN 37076	New Owners	Map 075-13-0 Parcel: 209.00
This instrument prepared by: Roger K Smith, Attorney at Law, 104 Woodmont Boulevard, Suite 115, Nashville, TN 37205 Prepared from information furnished by the parties hereto.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all which are hereby acknowledged, I, **Cheryl Lynn Randolph**, (hereinafter Grantor), have bargained and sold and by these presents does transfer and convey unto **James Howard Agee III and wife, Jessica Lynn Agee**, (hereinafter Grantees), their heirs, successors and assigns, a certain tract or parcel of land, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 161, Hermitage Hills Subdivision, of record in Book 2900, page 48 and 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 102.0 feet on the northerly margin of Bonnacroft Drive and extends back between lines measuring 196.4 feet on the westerly side and 198.0 feet on the easterly side to a dead line in the rear on which it measures 34.0 feet.

Being the same property conveyed to Cheryl L. Randolph by Quitclaim Deed from Marguerite L. Randolph, of record in Instrument Number 200006010054792, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 307 Bonnacroft Drive, Hermitage, Tennessee 37076.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(The actual consideration or value, whichever is greater for this transfer is $91,500.00.)

Affiant

(Subscribed and sworn to before me this 30th day of April, 2001.

Notary Public

(My Commission Expires: 9/25/01

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantees, Grantees' heirs and assigns forever.

And the Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, THE Grantor has caused this Deed to be executed this 30th day of April, 2001.

Cheryl Lynn Randolph
CHERYL LYNN RANDOLPH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Lynn Randolph, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/25/01