WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of **June, 2001**, by and between **Mildred A. Speer** party of the first part, and **Michael N. Hensley and wife, Yolanda L. Hensley** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of**Nashville**, County of **Davidson**, State of **Tennessee**.

Parcel #: 161/10/0A/168.00CO

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **6250**, Page **169** and Book **6143**, page **11** and Book **6398**, page **498** and Book **6852**, page **497** and Book **7207**, page **251** of the Register's Office for Davidson County, Tennessee. in said Register's Office, and except for any **2001 Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mildred A. Speer

Mildred A. Speer

Davidson County DEEDWARR
Recvd: 07/18/01 13:18 3pgs
Fees:18.00 Taxes:453.25

20010718-0076231

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mildred A. Speer and** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this ~~29~~ 26 day of **June, 2001.**

Notary Public

My commission expires: 3/18/02

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Property address: **5136 Village Trace**
Nashville, Tennessee 37211

Owner's name: **Yolanda Hensley**

and address: **5136 Village Trace**
Nashville, Tennessee 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NEW OWNER

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010200

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **122,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of **June, 2001.**

NOTARY PUBLIC AT LARGE

My Commission Expires May 8, 2004

Notary Public

My Commission Expires_____

(FOR RECORDING DATA ONLY)

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Billages of Brentwood, Phase Two of record in Book 6260, page 169 of the Registers's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed from Randall L. Smith and wife, Lisa A. Smith to Mildred A. Speer, single by Warranty Deed dated November 9, 1993 and recorded in Book 9152, page 132 of the Register's Office for Davidson County, Tennessee.