|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$105,000.00
|X [signature] Barnett
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF July, 2001.
|[signature]
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2004
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Will Barnett 307 Bonnalynn Dr. Hermitage, TN 37076	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	Map 75.13 Parcel 202

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Daryl John Hirt and Karen M. Hirt, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Benjamin Will Barnett, unmarried

Hereinafter called the 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. 74 ON THE MAP OF HERMITAGE HILLS SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 74 FRONTS 90.0 FEET ON THE NORTHEAST MARGIN OF BONNALYNN DRIVE AND EXTENDS BACK 150.00 FEET ON THE NORTHWEST LINE AND 153.5 FEET ON THE SOUTHEAST LINE, TO A DEAD LINE, MEASURING 72.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DARYL JOHN HIRT AND KAREN M. HIRT, HUSBAND AND WIFE, BY DEED FROM SARAH E. REED, A WIDOW, BY AND THROUGH HER LAWFUL ATTORNEY-IN-FACT JAMES HAROLD REED, DATED NOVEMBER 22, 1995, AND RECORDED IN BOOK 9869, PAGE 654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, including but not limited to a 40 minimum building setback line along the front of said lot and a 10 foot utilities and drainage easement along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 2992, Page 53, Book 2998, Page 231, and amended in Book 3135, Page 106, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 307 Bonnalynn Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand(s) this 31st day of July, 2001.

[signature]
Daryl John Hirt

[signature]
Karen M. Hirt

Davidson County DEEDWARR
Recvd: 08/08/01 12:31 2pgs
Fees:13.00 Taxes:388.50

20010808-0085325

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Daryl John Hirt and Karen M. Hirt, husband and wife, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of ~~July~~ August, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076