STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

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

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/30/01 09:34 2pgs
Fees:13.00 Taxes:388.50
20010830-0094029

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cheryl W. Hoskins
420 Grapevine Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 052--09-0-93.00

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, **Gary L. Hart and wife, Claire Hart,** hereinafter referred to as Grantors, hereby transfers and conveys to **Cheryl W. Hoskins, unmarried,** hereinafter referred to as Grantee, her 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, being Lot 18, on the Plan of Resubdivision of Lots #18 and #25, Montague Park Subdivision, of record in Plat Book 11190, Page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Gary L. Hart and wife, Claire Hart, by Warranty Deed from Barbara A. Cummings, John M. Wilson and Kenneth R. Wilson, of record in Book 11573, page 619, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All matters on the Plan of Resubdivision of Lots # 18 and # 25, Montague Park Subdivision, of record in Plat Book 11190, page 139, Register's Office of said County.

All matters on the original plat of record in Book 421, page 141, of said Register's Office.

Restrictive Covenants of record in Deed Book 3101, Page 451 said Register's Office of said County.

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 GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 420 Grapevine Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, her 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 27th day of August, 2001.

Gary L. Hart

Claire Hart

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 Gary L. Hart and wife Claire Hart, 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 27th day of August, 2001.

Notary Public

10/22/04
My Commission Expires

03684-BW