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

Davidson County DEEDWARR
Recvd: 11/29/01 10:21 2pgs
Fees:13.00 Taxes:425.50

20011129-0130572

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **November, 2001** between **EVELYN GALE MOUNT HARGIS, a married woman** , GRANTOR, and **BRANDI TRINKA** *GRANTEE.

*unmarried

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 **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Hermitage Estates, Section 4, of record in Plat Book 3700, Page 148, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Joseph L. Mount and wife, Evelyn G. Mount, by Quitclaim Deed from Brenda J. Fisher, Trustee, of record in Book 8626, Page 302, Register's Office for Davidson County, Tennessee, dated May 8, 1992 and filed for record on May 14, 1992. The said Joseph L. Mount having since ****

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 3700, page 148; Restrictive Covenants of record in Book 4182, page 78; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. 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.

The above referenced property has never been the principal residence of the Grantor's spouse. He has always maintained his own and separate residence. (Mr. Hargis)

**** deceased. The said Evelyn G. Mount has since re-married and goes by Evelyn G. Mount Hargis. Evelyn C. Mount and Evelyn C. Mount Hargis are one and the same person.

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.

Evelyn Gayle Mount Hargis

EVELYN GALE MOUNT HARGIS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **EVELYN GALE MOUNT HARGIS, a married woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **November, 2001.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

BRANDI TRINKA
417 HARWELL DRIVE
HERMITAGE, TN 37076

Property Address:

417 HARWELL DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

AMERICAN FIRST MORTGAGE, LLC
109 WESTPARK DRIVE, SUITE 100
BRENTWOOD, TN 37027

Map 75-14
Parcel #: 100

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 **$115,000.00** 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 **20th** day of **November, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

RETURN TO:

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