SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument prepared by:
M.T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN 37064

NEW OWNER:
Sandra B. Greenwood
206 Hearthstone Manor Lane
Brentwood, TN 37027

SEND TAX BILL TO:
SAME

MAP & PARCEL:
160-150-A-080.00 C 0

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mae Councill, Executrix of the Estate of Billie Kay Hepler (being one and the same person as Billie Kay Orr Hepler),** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Sandra B. Greenwood**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Unit No. 80 on the Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's Office of Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Billie Kay Orr Hepler in Deed Book 10442, page 415, R.O.D.C., TN. Billie Kay Orr Hepler being one and the same person as Billie Kay Hepler who became deceased on 12/15/01, whose estate is probated as shown of record in Will Book 69, page 194-196, R.O.W.C., TN and whose sister, Mae Councill, was appointed Executrix with authority to convey said real estate in said Last Will and Testament.

SUBJECT TO THE FOLLOWING:

1. 2002 Taxes are a lien, but are not yet due and payable.
2. Homeowner's Association Charter and amendments of record in Book 6437, page 852; Book 7679, page 16 and Book 7769, page 494, all of R.O.D.C., TN.
3. Common Area conveyances in Book 6499, page 739; Book 6582, page 185 and Book 7393, page 746, all of R.O.D.C., TN.
4. Restrictive Covenants of record in Book 6424, page 839; Book 6582, page 154; Book 11749, page 481; Book 6916, page 230; Book 6600, page 3; Book 7393, page 749; Book 7398, page 907; Book 7403, page 563; and Book 11404, page 149, all of R.O.D.C., TN.
5. By-Laws of record in Book 7403, page 568, R.O.D.C., TN.
6. Such other matters of record as may affect the property.
7. Subject to any and all building and zoning regulations of City, County and State.

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(s), their heirs and assigns, forever;

Davidson County DEEDWARR
Recvd: 05/16/02 11:12 2pgs
Fees:13.00 Taxes:746.01
20020516-0060186

AND I COVENANT with said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This ( ) unimproved (X) improved property is known as:

206 Hearthstone Manor Lane, Brentwood, Tennessee 37027

WITNESS my hand on this the 10 day of May in the year 2002.

SELLER:

Mae Council, Executrix

Mae Council, Executrix of the
Estate of Billie Kay Hepler (*being one and the same person as Billie Kay Orr Hepler*)

STATE of North Carolina
COUNTY of Watauga

Personally appeared before me, the undersigned, a Notary for said State and County, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of May, 2002.

Notary Public

My Commission Expires: 10-31-04

STATE of TENNESSEE
COUNTY of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 201,625.00 dollars.

Affiant

Sworn to and subscribed before me this the 14th day of May, 2002.

Notary Public

My Commission Expires: RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN