Davidson County DEEDWARR
Recvd: 05/29/02 13:36 2pgs
Fees:13.00 Taxes:392.20
20020529-0065074

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12270K

MAP/GROUP/PARCEL:
075-05-0/082.00

NEW OWNER'S NAME AND ADDRESS:
BERNICE J. KITT
184 BONNAFIELD DRIVE
HERMITAGE, TENNESSEE 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, BRIAN LEROY SMITH, EXECUTOR OF THE ESTATE OF CAROLYN MAXINE SMITH, hereinafter called Grantor, does hereby transfer and convey unto BERNICE J. KITT, A MARRIED WOMAN her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 930 ON THE PLAN OF HERMITAGE HILLS, SECTION 8, AS OF RECORD IN BOOK 3600, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 930 FRONTS 79.96 FEET ON THE SOUTHWESTERLY MARGIN OF BONNAFIELD DRIVE AND EXTENDS BACK 215.27 FEET ON THE NORTHWESTERLY LINE AND 190.52 FEET ON THE SOUTHEASTERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 90.67 FEET.

The subject property is improved property commonly known as 184 Bonnafield Drive, Hermitage, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 5545, Page 233, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that it hes lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF CAROLYN MAXINE SMITH
/s/ Brian Leroy Smith Executor
BY; BRIAN LEROY SMITH, EXECUTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, BRIAN LEROY SMITH, as Executor of the Estate of Carolyn Maxine Smith and made oath that he as Executor of the Estate of Carolyn Maxine Smith with full power and authority so to do executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of May 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $106,000.00

AFFIANT

Sworn to and subscribed before me, this the 24th day of May ,2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006