Davidson County DEEDWARR
Recvd: 12/06/02 13:41 2pgs
Fees:13.00 Taxes:1017.50
20021206-0150799

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of December, 2002.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rubin Schmidt and Mary Schmidt
5541 Hearthstone Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 160-110-A-036.00CO

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, **Ron M. Moore and Rosemary Moore, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Rubin Schmidt and Mary Schmidt, husband and wife** hereinafter referred to as 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.36, Phase II, III and IV on the Plan of Hemmingwood, of record in Plat Book 6900, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ron M. Moore and wife, Connie J. Moore, by Warranty Deed from Robert J. Ebbets and wife, Linda L. Ebbetts, of record in Book 9008, Page 99, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 6-8, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, Book 6962, Page 404, Book 7269, Page 387, and Book 7474, Page 205, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6728, Page 673, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6962, Page 404, and Book 7207, Page 84, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6704, Page 373, Book 6936, Page 894, Book 7496, Page 163, and Book 8762, Page 169, Register's Office for Davidson County, Tennessee.

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.

County and/or City taxes for the year 2002, 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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5541 Hearthstone Lane, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** 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 **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 my hand this 30th day of December, 2002.

Ron M. Moore
Ron M. Moore

Rosemary Moore
Rosemary Moore

Rosemary Moore joins in this conveyance to convey any and all marital interests in subject property.

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 Ron M. Moore and Rosemary Moore, husband and wife, 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 30th day of December, 2002.

Notary Public

My Commission Expires: 1/12/05