Davidson County DEEDWARR
Recvd: 04/15/03 13:51 2pgs
Fees:13.00 Taxes:140.14
20030415-0050141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,874.72.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24 day of March, 2003.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
Bill Henson
300 Silver Creek Court
Franklin, TN 37069

SEND TAX BILLS TO:
Owner

MAP-PARCEL NUMBERS:
Map 95-8
Parcel 183

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, **James C. Bogle, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Delinda Vogle a 37% undivided interest and Bill Henson and wife Wanda Henson a 63% undivided interest,** 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 96 Plan of Woodberry Park Subdivision, of record in Book 2133, pages 117, 118 and 119 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James C. Bogle and wife Alvonia C. Bogle (now deceased) by deed from Southland Construction Co., of record in Book 2453, page 173 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003 a lien not yet due and payable for which GRANTEES will be responsible for payment of said taxes.

Plan of record in Plat Book 2133, pages 117, 118 & 119 Register's Office for Davidson County, Tennessee

Easement for Water Main to City of Nashville of record in Book 2345, page 43 said Register's Office.

Restrictive Covenants of record in Book 2297, page 194 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

Deed of Trust in favor of Bank of America of record as Instrument No. 20010425-0041186 in the original principal balance of $40,721.53 for which Grantees expressly assume responsibility therefore.

This is improved property known as 2547 Hibbits Road, Nashville, Tennessee 37214.

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 24 day of March, 2003.

James C. Bogle

James C. Bogle

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 James C. Bogle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of March, 2003.

Notary Public

My Commission Expires: 11-22-05

DONALD E. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.