PICK-UP

Davidson County DEEDWARR
Recvd: 08/06/03 15:01 2pgs
Fees:13.00 Taxes:59.95
20030806-0112034

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
HARGROVE and JENNINGS, LLC
312-D East Broad Street
Cookeville, TN 38501

New Owner
SEND TAX BILLS TO:
Name Betty E. White
Address A-15 Kingswood 2924 Selma Dr
City Nashville State Tn Zip 37211
MAP 119-14-0-A 015.00 C.D

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

We, **JAMES M. HENDERSON, JR., and wife, S. GAIL HENDERSON**, hereinafter referred to as "GRANTORS", have this day bargained and sold, and do hereby transfer and convey unto **BETTY ELIZABETH WHITE**, her heirs and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in the _____ CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, as follows:

Unit A-15, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended, of record in Book 6058, page 320, said Register's Office.

This property is conveyed subject to restrictions, easements and covenants recorded in Book 6058, page 320, Register's Office for Davidson County, Tennessee.

This property is further conveyed subject to any matters as shown on the plat recorded in Book 5200, page 520, Register's Office of Davidson County, Tennessee.

This property is further conveyed subject to an easement recorded in Book 11362, page 523, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT IS BEING PREPARED without the benefit of a title search, and the preparer accepts no responsibility and/or liability, as to liens, encumbrances, defects in title, or other such matters that would be disclosed by a title search.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

THE PREVIOUS AND LAST conveyance being a deed from H. Leroy Henderson et ux. to James M. Henderson, Jr., et ux., of record in Warranty Deed Book 7086, page 581, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever. We covenant that we are lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered, except for the 2003 taxes which are to be pro-rated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this the 1st day of August, 2003.

James M. Henderson
JAMES M. HENDERSON, JR.

S. Gail Henderson
S. GAIL HENDERSON

STATE OF TENNESSEE)

COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, the undersigned Notary Public of this county, **JAMES M. HENDERSON, JR., and wife, S. GAIL HENDERSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 1 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 9-22-04

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value, whichever is greater, for this transfer is $ 16,204.00.

AFFIANT

Subscribed and sworn to before me, this the 1st day of August, 2003.

My Commission Expires: 8-23-04

NOTARY PUBLIC - ~~REGISTER~~

NOLA R. BENSON NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.