This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1030206

Davidson County DEEDWARR
Recvd: 11/10/03 09:20 3pgs
Fees:18.00 Taxes:351.50
20031110-0164124

Send Tax Bills To:
Jack Hendrickson
7315 Tidwell Rd
Nash, TN 37209

New Owner is:
7315 Tidwell Road
Nashville, TN. 37209

MAP: 114-159.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Diannia M. Fuller** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jack Hendrickson and Constance Hendrickson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a stake in the line of Lot No. 5 of the subdivision of the John D. Brown land, same being the northeast corner of the W. G. Tidwell's lot; thence with W.G. Tidwell's lot; thence with W.G. Tidwell's line 17° 30' East 175 feet to a stake, W.G. Tidwell's southwest corner, in the line of Lot No. 7 of the Brown's Subdivision; thence south 35° 17' West with Lot No. 7, 520 feet to a stake; thence north 9½
° West 143¼ feet to a stake in the Gower School property line; thence north 82° 6' East 477 feet to the beginning.

Included in the above description, but expressly excluded therefrom is that property conveyed to Ruben Cleo Tidwell of record in Book 2151, page 289, that property conveyed to Gladys Anderson of record in Book 2689, Page 582 and that property conveyed to W. Colley Tidwell and wife, Margaret Drain Tidwell of record in Book 3340, Page 463, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diannia M. Fuller by Warranty Deed from Connie L. Fuller dated October 2, 2002 and recorded October 10, 2002, Instrument No. 200210080122229, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of October, 2003.

GRANTOR:

Diannia M Fuller

Diannia M. Fuller

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Diannia M. Fuller** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing

instrument for the purposes therein contained.

Witness my hand and seal on this the 29 day of October, 2003.

Jodie Pelley
Notary Public

My Commission Expires: 2/20/010

JODIE PELLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Jack Henderson
Affiant

SWORN TO and subscribed before me this 29 day of October, 2003.

Jodie Pelley
NOTARY PUBLIC

My commission expires:

2/20/010

JODIE PELLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN