Davidson County DEEDWARR
Recvd: 04/29/04 14:24 3pgs
Fees:18.00 Taxes:319.13
20040429-0048809

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0403-61301

JODY MARION HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMMISSION EXPIRES NOV. 26, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 86,250.00.

Patricia Hodges
Affiant

Subscribed and sworn to before me, this 15th day of April, 2004.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Rena M. Cockrill	America's Wholesale Lender	136-3-B-46.00 C0
3880 Priest Lake Drive #91	750 Old Hickory Blvd., Suite 180	
Nashville, TN 37217	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Hensman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rena M. Cockrill, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Land in Davidson County, Tennessee , being Unit 91, Building 23, on the plan of Phase 2, Priest Lake Park Condominium Townhouses of record in Book 4675, page 131 and Book 4675, Page 145, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Hensman and wife, Judy F. Hensman by deed of record in Book 11462, Page 530 dated 4-30-99 and recorded 5-4-99 and rerecorded in Book 11524, Page 539, said Register's Office. The said Judy F. Hensman having since died 8/31/02.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3880 Priest Lake Drive #91, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

12TH

WITNESS my hand this ~~14th~~ 12th day of April, 2004.

Richard Hensman

Richard Hensman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Hensman with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

12TH

Witness my hand in Hendersonville, TN, this ~~14th~~ 12th day of April, 2004.

Angela A. Ramsey

Notary Public

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

AFFIDAVIT AND INDEMNITY AGREEMENT

AS TO DEBTS, LIENS AND CLAIMS

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Before me, the undersigned authority on this day personally appeared

Richard Hensman

personally known to me to be the person(s) whose name(s) is subscribed hereto and upon oath deposes, says and represents to Realty Title & Escrow Company, Inc., and its title insurance underwriter that to the knowledge and belief of the affiant(s) that as concerns the real property located at

3880 Priest Lake Drive #91
Nashville, TN 37217

1) **There are no unpaid debts for any labor, services, supplies, materials, goods or products which has been performed, delivered, used or installed at or to the property of the affiant(s) referenced above which may at any time constitute a lien on the real property, except for the unpaid debts which are set out on the settlement statement prepared by Realty Title & Escrow Company, Inc. for the closing related to property of the affiant(s).**

2) **There are no loans or liens, including but not limited to, Federal, State or County Liens, Judgment Liens, Financing Statements, Deeds of Trust or Assessment Liens of any kind affecting the real property described herein except for the loans and liens which are set out on the settlement statement prepared by Realty Title & Escrow Company, Inc. for the closing related to the property of the affiant(s).**

3) **There are no claims of any interests of any nature in the subject property made or held by any party except for claims of interests set out on the settlement statement prepared by Realty Title & Escrow Company, Inc. for the closing related to the property of the affiant(s).**

INDEMNITY: I agree to pay on demand, jointly and severally, to Realty Title & Escrow Company, Inc., its successors or assigns, or the title insurance underwriter used in this transaction to the purchaser and/or their lender, all amounts which any of them may pay or become liable to pay, including but not limited to interest, court cost and attorneys' fees, by reason of any unpaid debt, loan, lien or claim of interest, not set out in the settlement statement referenced above, provided said matters either currently apply to the subject property, or a part thereof, or are subsequently established against such property and are created by me, known to me, or have an inception date prior to the consummation of this transaction.

I realize that the closing agent, title underwriter, attorneys, purchasers and lender involved in this transaction are relying on the accuracy of the representations contained herein in conducting and completing the closing, insuring title and preparing documents and would not conduct the closing, insure the title or prepare the documents unless such representations were made and such indemnity was given.

Richard Hensman

Richard Hensman

Sworn to and subscribed before me this 12th day of April, 2004.

Angela A. Ramsey

State of Tennessee at Large

My commission expires
5/28/2004

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006