THIS INSTRUMENT PREPARED BY:
TOM MCFARLAND, ATTY.
924 N. KENTUCKY STREET
KINGSTON, TN 37763

Davidson County DEEDWARR
Recvd: 05/11/04 10:13 2pgs
Fees:13.00 Taxes:259.00
20040511-0053650

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2004 by and between JANET P. DEFORD, UNMARRIED, herein referred to as Grantor, and MONA F. WRIGHT AND HUSBAND, DANIEL R. WRIGHT, herein referred to as GRANTEES.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of One Dollar ($1.00), cash to her in hand paid by the GRANTEES and other valuable considerations not mentioned herein, receipt of which is hereby acknowledged, has granted, sold and conveyed and does hereby grant, sell and convey unto the GRANTEES the following described premises:

Land in Davidson County, Tennessee, being Unit No. 41 on the site Plan of Phase I, Hickory Glade, of record in Book 6250, page 889, which amends Book 6250, page 888, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Subject to Covenants, Conditions, Restrictions of record in Book 6824, page 929, re-recorded in Book 6898, page 896, amended in Book 6824, page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6957, page 473, Book 7959, page 869 and Instrument No. 200312230182416; Charter of Incorporation of Hickory Glade Phase One Homeowners Association, Inc., of record in Book 6845, page 780; By-Laws of Hickory Glade Phase One Homeowners Association, Inc. of record in Book 6878, page 390, amended in Book 10697, page 182; Dedication of common area to Hickory Glade Homeowners Association, Inc. of record in Book 6898, page 921, re-recorded in Book 6899, page 562; Easements of record in Book 7384, page 941 and All Matters appearing on the Plan of record in Plat Book 6250, page 889, which amends Book 6250, page 888; and Storm Water detention agreement of record in Book 6796, page 991, Register's Office for Davidson County, Tennessee., in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Janet P. DeFord by Warranty Deed dated 02/04/87 and filed for record in Deed Book 7128, page 711, in the Register of Deeds Office for Davidson County, Tennessee.

CLT Map #162-01-O-A-, Parcel 041.0000

TO HAVE AND HOLD said premises together with the hereditaments and appurtenances thereto appertaining, unto the GRANTEES, their

heirs and assigns, in fee simple forever, hereby releasing all claims to said property, including homestead and dower.

AND THE GRANTOR does hereby covenant with the GRANTEES that she is lawfully seized in fee simple of the premises above conveyed, have full power, right of authority to convey same, that said premises are free from all encumbrances, except as hereinabove stated, and that she will forever warrant and defend them and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand on the day and year first above written.

Janet P Deford
JANET P. DEFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JANET P. DEFORD, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand, at Nashville, Tennessee, 30th day of April, 2004.

Benita L. Williams
NOTARY PUBLIC
My Commission Expires: May 16, 2005

BENITA L WILLIAMS NOTARY PUBLIC AT LARGE SMITH COUNTY

STATE OF TENNESSEE
COUNTY OF ROANE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME 30th day of April, 2004.
3rd May

Ginny L. Rigsby
NOTARY PUBLIC
My Commission Expires:

GINNY L. RIGSBY NOTARY PUBLIC AT LARGE KNOX CO. TENN.

New Owner/
TAXPAYER:
Mona F. Wright
1123 Swanford Circle
Harriman, TN 37748