This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Chris A. Hentz
405 Scotts Creek Trail
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/11/04 10:39 2pgs
Fees:13.00 Taxes:333.00
20040511-0053687

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of the South
551 North Mt. Juliet Rd., P.O. Box 1002
Mt. Juliet, TN 37121

MAP	**86**
GROUP	**0**
PARCEL	**230**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Linda R. Hentz, a widow** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Chris A. Hentz and wife, Regina E. Hentz**, hereinafter called the "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 the 4th Civil District of Davidson County, Tennessee, described according to a survey by John D. McCormick, Tennessee Registered Land surveyor no. 674, dated August 24, 1995, the same being more particularly described as follows:

Beginning at an iron pin in the southerly right-of-way of Brandau Road, said point being the southwesterly corner of the property of Lambert Brothers, Inc. Of record in Book 2136, page 559, Register's Office for Davidson County, Tennessee; thence leaving said road right-of-way and running with fence South 87 degrees 54 minutes 34 seconds East 750.14 feet to a corner post, said point also being the northwesterly corner of Lakeside Woods Estates, Section 3, of record in Plat Book 7900, page 219, RODC, TN; thence with said subdivision South 0 degrees 28 minutes 45 seconds East 340.81 feet to a concrete monument, thence South 5 degrees 45 minutes 53 seconds East 361.32 feet to an iron rod at the southeasterly corner of the tract herein described; thence with Quinn's northerly line South 84 degrees 17 minutes 12 seconds West 699.19 feet to an iron rod at the southwesterly corner of the tract herein described; thence North 5 degrees 39 minutes 59 seconds West 612.83 feet to an iron rod; thence North 24 degrees 39 minutes 40 seconds West 170.38 feet to an iron rod in the southerly right-of-way of Brandau Road; thence with said road right-of-way 50.48 feet to the point of beginning, and containing 12.321 acres, more or less.

Being the same property conveyed to Clyde W. Hentz and wife, Linda R. Hentz by deed from Thomas J. Chmielewski and wife, Margaret N. Chmielewski dated August 31, 1995, of record in Book 9790, page 492, Register's Office for Davidson County, Tennessee. Clyde W. Hentz having since died, death certificate # 99 4336, Tennessee Dept Of Health, survived by his wife, Linda R. Hentz, as sole owner by right of survivorship.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in said Register's Office.

4. Subject to all of those facts, conditions and limitations shown on the of record , Register's Office for Davidson County, Tennessee.

This is improved property known as 3161 & 3163 Brandau Road, Hermitage, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 23rd day of April, 2004.

Linda R. Hentz

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Linda R. Hentz, a widow**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of April, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires: