Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-04-5214

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Linda S Freeman
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2004.

Rita B Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda S. Freeman	OWNER	
(NAME)	(NAME)	
225 Dockside Court		086-10-O-118.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN R. BETTY IV, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LINDA S. FREEMAN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being Lot No. 39 on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Page 218-220, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin R. Betty, IV by deed from Madries J. Rogers, Jr and wife, Glenda F. Rogers, dated July 26, 2001 as of record in Instrument Number 20010730-0080343, Register's Office for Davidson County, Tennessee.

Janet Betty joins in this conveyance to convey any and all rights she may have in this property.

Subject to restrictions as of record in Book 6564, Page 740 and amended in Book 7347, Page 82, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

Janet Betty joins in this conveyance to relinquish any rights she may have to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 225 Dockside Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this 30th day of June, 2004.

Benjamin Rucker Betty IV

Janet Betty

Janet Betty

Davidson County DEEDWARR
Recvd: 07/06/04 10:23 2pgs
Fees:13.00 Taxes:425.13

20040706-0079782

STATE OF Tennessee

COUNTY OF Wilson

*and Janet Betty

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Rucker Betty IV, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, TN, Tennessee, this 30th day of June, 2004.

My Commission Expires: 6-17-07

Rita B. Mitchell

Notary Public

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

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EXECUTIVE TITLE LLC

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Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW