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Davidson County DEEDWARR
Recvd: 08/09/04 09:29 3pgs
Fees:18.00 Taxes:129.50
20040809-0095547

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
McCain Custom Builders, Inc. 1723 Wrencrest Drive Mt. Juliet, TN 37122	same	032 10 0 002.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Trevor L. Hensch and wife, Elizabeth J. Hensch**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **McCain Custom Builders, Inc.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 10 on the Plan of Section II, Quail Ridge Subdivision, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Trevor L. Hensch and wife, Elizabeth J. Hensch, by quitclaim deed from Richard A. Northcutt, Trustee, for the purpose of creating a tenancy by the entirety, of record in Instrument No. 20020212-0018658, and also being the same property conveyed to Trevor L. Hensch, unmarried, by deed from William K. Talley, III and Sarah A. Talley of record in Instrument No. 20011015-0111976, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2004 property taxes are a lien, but not yet due and payable.
2. Restrictive Covenants of record in Book 6969, page 70; Book 8163, page 781; Book 10831, page 201; and Book 11688, page 872, said Register's Office.
3. All matters on the Plan of record in Plat Book 6200, page 467, said Register's Office.
4. Easements of record in Book 7182, page 196 and Book 7745, page 813, said Register's Office.
5. Any and all visible easements on and across subject property.
6. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

This unimproved property is known as: 2004 Quail Ridge Road, Nashville, TN 37207.

WITNESS OUR HANDS this 5th day of August, 2004, in Franklin, Tennessee.

Power of Attorney of record in
Instrument No. _____,
RODC, TN.

Trevor L. Hensch
TREVOR L. HENSCH

BY: Elizabeth J. Hensch
Elizabeth J. Hensch, Atty-in-Fact

Elizabeth J. Hensch
ELIZABETH J. HENSCH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Elizabeth J. Hensch, the within named bargainor with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of August, 2004, in Franklin, Tennessee.

THOMAS M. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Elizabeth J. Hensch to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Trevor L. Hensch, and further acknowledged that she executed same as the free act and deed of Trevor L. Hensch.

Witness my hand this 5th day of August, 2004.

THOMAS M. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 7-24-07

16004.2004/ml
mccain quail ridge lot 10.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 5th day of August, 2004, Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07

THOMAS N. JONES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

16004.2004/ml
mccain quail ridge lot 10.wd