File Box 8

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18733K

MAP/GROUP/PARCEL:
098-09-0-B/009.00

Davidson County DEEDWARR
Recvd: 08/23/04 13:04 2pgs
Fees:13.00 Taxes:738.15
20040823-0101541

NEW OWNER'S NAME AND ADDRESS:
DARREN J. BRISSETTE
108 WINDCHASE RUN
HERMITAGE, TENNESSEE 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DAVID M. BINGHAM and KIMBERLY S. BINGHAM, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto DARREN J. BRISSETTE, his heirs and assigns, hereinafter called Grantee, property described as follows:

BEING LOT NUMBER 9, ON THE PLAN OF FINAL PLAT, WINDCHASE, PHASE 3, OF RECORD IN PLAT BOOK 11700 AT PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 108 WINDCHASE RUN, HERMITAGE, TN 37076.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200005050045417, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 11700, Page 14, said Register's Office, which Plan shows a 20 foot minimum building setback line from Windchase Run together with a designated building site, and a 15 foot easement for public utility and drainage purposes along the easterly and westerly side line(s) of said lot; and a 6 inch water line along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 11657, Page 304, Book 10969, Page 417, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DAVID M. BINGHAM

KIMBERLY S. BINGHAM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DAVID M. BINGHAM and KIMBERLY S. BINGHAM, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 19th day of AUGUST, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $199,500.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of AUGUST, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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