File #200450294

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Davis	National Bank of Commerce	Map 75-11-A
(NAME) 4217 Rachel Donelson Pass	(NAME) P.O. Box 30046	Parcel 003.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Durham, NC 27702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LORI A. HINES, UNMARRIED,** hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **MONICA DAVIS, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 5, on the Plan of First Revision, Phase One, Heritage Meadows, as shown by plat appearing of record in Plat Book 9700, Page 167, revising Plat Book 9700, Page 145, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lori A. Hines by Warranty Deed dated December 18, 1998 of record in Book 11261, Page 105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 10337, Page 102; By-Laws of record in Book 10337, page 123; Charter of Heritage Meadows Homeowners' Association of record in Book 11114, Page 771; all matters shown on plat of record in Plat Book 9700, Page 167, revising Plat Book 9700, Page 145; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4217 Rachel Donelson Pass, Hermitage, TN 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 Grantee, her heirs and assigns forever; and Grantor covenants with the said Grantee that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 09/17/04 10:07 2pgs
Fees:13.00 Taxes:777.00
20040917-0112070

Witness our hands this 15th day of September, 2004.

Lori A. Hines

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Lori A. Hines, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

[redacted]:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076