This space for Register's Office:

Davidson County DEEDWARR
Recvd: 09/22/04 14:14 2pgs
Fees:13.00 Taxes:315.61
20040922-0114177

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Bonnie Quinn
212 Nix Drive
Madison, TN 37115

SEND TAX BILLS TO:

New Owner

Map & Parcel # 43.10-0-20.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Estate of Dovie Frances Cothern,** hereinafter called the **Grantors**, do hereby convey unto **Bonnie Quinn**, married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Warren County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 27 on the Revised Plan of Tract No. 14 of Anderson Estates not of record, described according to a survey made by Harvey Gee, Surveyor, as follows:

Beginning on the easterly margin of Nix Drive at the northwest corner of the property conveyed to LeRoy Crawford and wife, by deed from J.B. Kenneston and wife, of record in Book 3159, Page 547, Register's Office for said County, also being the corner of Lot No. 27 and 28 on said unrecorded plan; thence with the line between said two lots easterly 175 feet to a point in the western boundary line of Lot No. 4; thence with the line between Lot Nos. 4, ,5, and 27 northerly 115 feet to the corner of Lot Nos. 26 and 27, thence with the line between said two lots westerly 275 feet to the easterly margin of Nix Drive; thence with the same southerly 115 feet to the beginning

Being the same property conveyed to Jerry Leon Cothern and wife, Dovie Frances Cothern , on February 28, 1961, by Warranty Deed of record in Book 3184, Page 113, Register's Office for said County.

This is improved property known as 212 Nix Drive Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

(Wife) M.F.K. (GGB) (Inc.) (B.C.) (SF)

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 17th day of September, 2004.

Hazel A. Walker Linda Shaulders Shirley Fann
Mary F. Kinnard Martha E Crawford
Billy G. Cothern

State of Tennessee
County of DAVIDSON

Hazel A. Walker, Mary F. Kinnard, Linda Shaulders, Shirley Fann, Martha E. Crawford and Billy G Cothern

BEFORE ME, the undersigned authority, on this day personally appeared * known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 17th day of September. 2004.

Jacqueline D Brown
Notary Public in and for the
State of Tennessee

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 85,300.00.

Christie Berry
Affiant

Sworn and subscribed before me on 9/17/04.

Kimberly R Hargrove
Notary Public

My Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN