File #200410311

Davidson County DEEDWARR
Recvd: 11/09/04 15:21 2pgs
Fees:13.00 Taxes:862.10

20041109-0135323

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00.

Leslie L. Hinton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2004.

Carol R Kuvar
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie L. Hinton and wife, Janice K. Hinton	GMAC Mortgage Corporation	Map: 97-16-A-30
(NAME) 4932 John Hager Road	(NAME) 2600 Troy Center Dr. Ste 100	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JACK W. WILLIAMS AND WIFE, TINA F. WILLIAMS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LESLIE L. HINTON AND WIFE, JANICE K. HINTON**, hereinafter called the GRANTEES, their 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. 83, on the Plan of First Revision, The Peninsula, Phase One, as shown by plat appearing of record in Plat Book 9700, Page 8, 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 Jack W. Williams and wife, Tina F. Williams by Warranty Deed dated October 30, 1996 of record in Book 10251, Page 858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9564, Page 693, as amended in Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219 and in Book 11258, Page 85; By-Laws of record in Book 10973, Page 39, Book 11181, Page 371, Instrument No. 20000822-0083193 and in Instrument No. 20030313-0033780; Public Utility Easement of record in Instrument No. 20010328-0029697; Quitclaim Deed to Metropolitan Government of record in Instrument No. 20010328-0029698; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20010418-0038172; all matters shown on plat of record in Plat Book 9700, Page 8; 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 4932 John Hager Road, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantors agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 5th day of November, 2004.

Jack W. Williams

Tina F. Williams

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jack W. Williams and wife, Tina F. Williams who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of November, 2004.

Notary Public

My Commission Expires: 11/3/07

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027