This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Alice Faye Scribner
202 Cameron Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
Moticello Bank
327 S. Main Street
Fitzgerald, Georgia 31750

Davidson County DEEDWARR
Recvd: 11/15/04 09:17 3pgs
Fees:18.00 Taxes:510.60
20041115-0136594

MAP **064-11-0A**
GROUP
PARCEL **9.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Evelyn Wright, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Alice Faye Scribner, unmarried and Thomas Hart, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, page 821 and 822, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara Evelyn Wright, unmarried by deed from Mariam Nancy Duggin, unmarried dated June 10, 1999, of record in Book 11525, page 295, Register's Office for Davidson County, Tennessee.

Byron W. Wright executes this instrument of behalf of Barbara Evelyn Wright by virtue of a General and Durable Power of Attorney filed for record in Book _____, page _____, Register's Office for Davidson, Tennessee.

20041115-0136593

This is improved property known as 202 Cameron Court, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien now due and payable. Map 064-11-0A, Parcel 9.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 6783, page 805 and Book 7184, page 552, said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to a Storm Water Detention Agreement as set forth in an instrument of record in Book 6548, page 567, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to a Quitclaim Deed for Homeowner's Association as set forth in an instrument of record in Book 7242, page 554, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 821, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, 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.

WITNESS our hands this the 12th day of November, 2004.

Barbara Evelyn Wright by Byron W. Wright Atty in fact

Barbara Evelyn Wright, by Byron W. Wright, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 12th day of November, 2004, in Mt. Juliet, Tennessee, before me personally appeared Byron W. Wright to me known to be the person who executed the foregoing Warranty Deed on behalf of Barbara Evelyn Wright, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Barbara Evelyn Wright, unmarried, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 12th day of November, 2004.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of November, 2004.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE