THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23496-10-2004** File Box 9B	The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 12th day of November, 2004. Notary Public My Commission Expires NOV. 24, 2007

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 11/16/04 14:50 2pgs
Fees:13.00 Taxes:1091.50

20041116-0137671

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jill C. Collins Chris Hendershot 424 Waterton Court Brentwood, TN 37027	NEW OWNER	Map No.172.13-0A Parcel No. 113.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Gary Hines and wife, Dixie S. Hines**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jill C. Collins and husband, Chris Hendershot** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 424 Waterton Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of November, 2004.

J. Gary Hines

Dixie S. Hines

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Gary Hines and wife, Dixie S. Hines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Two Williams Grove, as of record in Plat Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to J. Gary Hines and wife, Dixie S. Hines by deed dated August 10, 2000 from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 200008160081153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Dedication of common area to Williams Grove Homeowners Assocation of record in Instrument No. 20010514-0049489 and in Instrument No. 20011226-0142132, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Williams Grove Homeowners Association, Inc. of record in Book 10741, page 671, amended in Instrument No. 20010618-0064214, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 520, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.