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Davidson County DEEDWARR
Recvd: 12/17/04 15:05 3pgs
Fees:18.00 Taxes:714.10
20041217-0150444

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $193,000.00. Kenneth E. Foxx Affiant Subscribed and sworn to before me, this 16th day of December, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Kenneth E. Foxx and Tracy C. Foxx 1500 White Pine Court Nashville, TN 37214	Send Tax Bills To: NCMC 3232 Newmark Drive Miamisburg, OH 45342	Map-Parcel Number: 108-04-0-B-022.00 108-04 0B 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRIN R. HENDERBERG AND WIFE, BETHANY P. HENDERBERG**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KENNETH E. FOXX AND WIFE, TRACY C. FOXX**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of White Pine Estates, a Residential Planned Unit Development of record in Instrument No. 200007130069319, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Darrin R. Henderberg and wife, Bethany P. Henderberg, by deed from T. F. Homes, LLC of record as Instrument No. 20011004-0107780, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record as Instrument No. 20031014-0152043, said Register's Office.

2. Declaration of Covenants, Conditions and Restrictions for White Pine Estates of record as Instrument No. 20010105-0001925, said Register's Office.

3. All matters as shown on the Plan of record as Instrument No. 200007130069319, Register's Office for Davidson County, Tennessee.

This is improved property known as 1500 White Pine Court, Nashville, TN 37214.

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 we covenant with the said Grantees that we 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 16th day of December, 2004.

Darrin R. Henderberg

Bethany P. Henderberg

Bethany P. Henderberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DARRIN R. HENDERBERG**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETHANY P. HENDERBERG**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007