Davidson County DEEDWARR
Recvd: 01/03/05 09:47 2 pgs
Fees:13.00 Taxes:560.35
20050103-0000234

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $151,445.00.

Affiant

Subscribed and sworn before me this the 23rd of December, 2004.

Notary Public
My commission expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Euginia Henry 709 Ansley Ct Antioch, TN 37013	New Owner	175-01-0 017.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan Heather Balthrop, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ralph Henry and wife, Euginia Henry, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Final Plat of Asheford Crossing, Section Four of record in Plat Book 9700, Page 912, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Heather Balthrop, an unmarried woman, by deed of record as Instrument No. 20000920-0093544, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 709 Ansley Ct, Antioch, TN 37013.

This Conveyance is subject to the following:

Covenants, Conditions and Restrictions contained in instrument of record in Book 9651, page 900; Book 9980, Page 482; Book 10301, Page 180; Book 10353, Page 575; Book 10640, Page 94; Book 10717, Page 97; Book 11455, Page 767; Instrument No. 20001018-0103441; and Instrument No. 20010418-0038191 , Register's Office for said County, to which reference is hereby made.

By-Laws of record in Book 9651, Page 925, said Register's Office.

Easement of sanitary sewer granted to Metropolitan Government of Nashville and Davidson County TN, of record in Book 10574, Page 867, said Register's Office.

Charter of Asheford Crossing Homeowner's Association, Inc. of record in Book 9651, Page 895, said Register's Office.

Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, Page 238, said Register's Office.

Power Line Easement of record in Book 1224, Page 257, said Register's Office.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 23rd of December, 2004.

Susan Heather Balthrop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Heather Balthrop, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd of December, 2004.

My commission expires:

Rachael A. Alexander
Notary Public

