THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Beverly Henley	**NEW OWNER**	108-03-0-223.00
1212 Cabana Circle		
Nashville, TN 37214		

Davidson County DEEDWARR
Recvd: 02/24/05 08:22 2 pgs
Fees:13.00 Taxes:290.65

20050224-0020154

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $78,555.00.

Beverly Henley
Affiant

Subscribed and sworn to before me this 17th day of February, 2005

Notary Public
My Commission Expires: _____

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 2008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John R. Sherrod III** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Beverly Henley, unmarried** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being known as Lot # 86 B of the Plan, on the Zone Lot Division of Lots 83 thru 86, Patio Villa,Section IV, of record in Plat Book 5200, Page 632 and in Plat Book 6900, Page 537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to John R. Sherrod III by Quit-Claim Deed from Melissa E. Sherrod, dated 01/07/99 and of record in Instrument No. 200001180005601 and Further Source of Title in Book 8479, Page 504, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 5200, Page 632 and Book 6900, Page 537 , Register's Office for Davidson County. Easement to Metro Nashville of record in Book 6021, Pager 843, Register's Office of Davidson County, Tennessee Deed of Conveyance to Metro of record in Book 6165, page 742and Book 6021, Page 919, Register's Office of Davidson County, Tennessee Possibly subject to Sign Location Leases of record in Book 5164, Page 34 and Book 5157, Page 655, and Book 5680, Page 76 and Book 5680, Page 78 and Book 5680, Page 80, Register's Office of Davidson County, Tennessee Charter of HOA of record in Book 6031, Page 493, Register's Office of Davidson County, Tennessee Restrictive covenants recorded in Book 6199, Page 70, Register's Office of Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 1212 Cabana Circle, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to

convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 17th day of February, 2005

John R. Sherrod III

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared John R. Sherrod III and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 17th day of February, 2005.

Notary Public

My Commission Expires: _____

(SEAL)

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008