RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Ada M. Thaxter
4969 Tulip Grove Lane
Hermitage, TN 37076

SEND TAX BILL TO:
Ada Thaxter
4969 Tulip Grove Lane
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 03/02/05 15:22 2 pg
Fees:13.00 Taxes:780.33
20050302-0023145

MORTGAGEE

_____
_____
_____

MAP 86-4B
GROUP
PARCEL 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **WE, Robert Keith Rhodes and wife, Stephanie R. Rhodes,** have this day bargained and sold, and do hereby transfer and convey unto **Ada Thaxter, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 47, on the Plan of Section 3, Sunset Oaks, as shown on plat of record in Plat Book 9700, page 198, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert Keith Rhodes and Stephanie R. Rhodes, husband and wife by Deed of record in Book 11631, Page 641, recorded 08/24/99, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 9700, Page 198, restrictions of record in Book 9082, Page 567, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of February, 2005.

Robert Keith Rhodes
Robert Keith Rhodes

Stephanie R. Rhodes
Stephanie R. Rhodes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, **Robert Keith Rhodes and Stephanie R. Rhodes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 210,900.00.

Penny L Seyfert
AFFIANT

Subscribed and sworn to before me this the 28th day of February, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____