Davidson County DEEDWARR
Recvd: 03/21/05 13:44 2 pgs
Fees:13.00 Taxes:410.70
20050321-0030562

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
D. Leniger, Trustee
WOODSIDE CT. TRUST
P. O. Box 148
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 64-4
PARCEL 6.00
04D-50143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert V. Hearne and wife, Pamela M. Hearne, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dawn Leniger, Trustee, WOODSIDE CT. TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 18, on the Plan of Woodside Subdivision, of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert V. Hearne and wife, Pamela M. Hearne , by deed from Gary W. Combs and wife, Nancy J. Combs of record in Book 8753, Page 21, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5165, Page 321, and such easements and setback lines of record in Plat Book 5050, Page 75, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This conveyance subject to a first mortgage payable to Wells Fargo Home Mortgage, of record in INST: 20030924-0141542, said Register's Office.

This is improved property known as 105 Woodside Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dawn Leniger, Trustee, WOODSIDE CT. TRUST, its successors and assigns, forever; and we, Robert V. Hearne and wife, Pamela M. Hearne do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of March, 2005.

Robert V. Hearne

Robert V. Hearne

Pamela M. Hearne

Pamela M. Hearne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert V. Hearne and wife, Pamela M. Hearne the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of March, 2005.

Toni Barrett

NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $. 111,000 .

AFFIANT

Subscribed and sworn to before me this 21st day of March, 2005.

Toni Barrett

NOTARY PUBLIC

My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.