Prepared By and
After Recording Return To:

Dewrell Sacks, LLP
5 Concourse Parkway, Suite 3100
Atlanta, GA 30328

File No.: 0504A0581TEN

Parcel ID# ~~58060HB~~ 092-06-011800

Davidson County DEEDWARR
Recvd: 07/27/05 11:44 2 pgs
Fees:13.00 Taxes:247.90

20050727-0087543

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS INDENTURE, made this 21st day of June, 2005, between

ALMA KAREN CENTER

of the County of , and the State of , as party or parties of the first part, hereinafter called Grantor, and

KATHERINE SLOAN AND LUKE HINKLE

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of Dollars ($) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3-A ON THE PLAN OF ZONE LOT DIVISION LOTS 2 & 3, MORRIS ESTES SUBDIVISION OF RECORD IN BOOK 5800, PAGE 347, AS AMENDED IN BOOK 6900, PAGE 137, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN OF REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6900, PAGE 137, SAID REGISTER'S OFFICE, AND TO THE MATTERS SET FORTH IN THE ABOVE REFERENCED PLAN OF RECORD.

THIS BEING THE SAME PROPERTY CONVEYED TO ALMA KAREN CENTER BY VIRTUE OF A DEED DATED 07/03/90, FILED 07/09/90 IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, DAVIDSON COUNTY, TENNESSEE IN DEED BOOK 8148, PAGE 816. From Jack F. Kemp

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Alma Karen Center
ALMA KAREN CENTER

Michelle Fischer
Witness

Michelle Fischer

Todd M. Griffin
Notary Public

My Commission Expires: 7.19.08

(SEAL)

TODD M. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Before me, a notary public, in and for said state and county, personally appeared ALMA KAREN CENTER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that ~~she~~ executed the foregoing instrument as and for their free act and deed. Witness my hand, Todd M. Griffin, this 21st day of June, 2005.

Name and Address of Property Owner:
KATHERINE SLOAN AND LUKE HINKLE
613 ROTHWOOD AVENUE
MADISON, TENNESSEE 37115

Property Address:
613 ROTHWOOD AVENUE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:
KATHERINE SLOAN AND LUKE HINKLE
613 ROTHWOOD AVENUE
MADISON, TENNESSEE 37115

Parcel ID #**05206011800**

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STATE OF Georgia, COUNTY OF Gwinnett

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater is **$67,000.00** which amount is equal to, or greater than, the amount which the property, or interest in the property transferred, would command at a fair and voluntary sale.

Affiant (preparer of the document)
Mara Sacks

Sworn to and subscribed before me, a Notary Public, this **21st day of June, 2005.**

Notary Public Dana J. Mason

My Commission Expires: 2-18-07

Return to:
Dewrell-Sacks, LLP
5 Concourse Parkway
Suite 3100
Atlanta, Georgia 30328

