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

Davidson County DEEDWARR
Recvd: 09/07/05 15:07 2 pgs
Fees:13.00 Taxes:285.73
20050907-0107750

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2005.

NOTARY PUBLIC: Karen Russell
MY COMMISSION EXPIRES: 5/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele L. Birdwell 906 Rachels Place Hermitage TN 37076	new owner	Map 75-11 Parcel 155

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Heather D. Willis, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michele L. Birdwell

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 77-A ON THE PLAN OF ZONE LOT DIVISION OF LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, AND 79, RACHEL SQUARE, SECTION TWO, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6250, PAGE 541, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO HEATHER D. WILLIS, UNMARRIED, BY DEED FROM GEORGE THOMAS III AND WIFE, DORA P. THOMAS, DATED JUNE 30, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030711-0096517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 541, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6455, Page 135, and Book 6619, Page 777, amended in Book 8030, Page 757, and Book 6250, Page 541, Register's Office for Davidson County, Tennessee.
4) Property is subject to Rachel's Square a Planned Unit Development, Charter of record in Book 6683, Page 576, and the By-Laws appended thereto, in Book 6619, Page 782, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6455, Page 135, Book 6619, Page 777, and amended in Book 8030, Page 757, and Book 6250, Page 541, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 906 Rachel's Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; 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 GRANTEES, their 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(s) this 31st day of August, 2005.

Heather D. Willis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Heather D. Willis, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076