This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 018-07-0
PARCEL: 011.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Kristi D. Riley an unmarried woman
P.O. Box 1316
Goodlettsville, TN 37070

Davidson County DEEDWARR
Recvd: 09/08/05 09:38 2 pgs
Fees:13.00 Taxes:455.10
20050908-0107959

WARRANTY DEED

THIS INDENTURE, made this 6th day of September, 2005 between

Mary Jane Balthrop-Hanks f/k/a Mary Jane Beaird f/k/a Mary Jane Chrisman f/k/a Mary Jane Garrison and husband, Sherman D. Hanks

of County, Tennessee, hereinafter referred to as **Grantor**, and

Kristi D. Riley an unmarried woman

of County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the plan of Connell Estates, Section 1, as shown on plat of record in Plat Book 2900, Page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Mary Jane Garrison a/k/a Mary Jane Chrisman a 1/2 interest by Warranty Deed dated 11/7/1977 from Chester Alan Pinson and wife, Janette D. Pinson of record in Book 5220, Page 161 and a 1/2 interest conveyed to Mary Jane Christman by Quitclaim Deed dated 10/6/1986 from Danny W. Garrison of record in Book 7008, Page 304 and the marital interest of Danny Lee Beaird was later conveyed to Mary Jane Beaird by Quitclaim Deed dated 03/15/1995 of record in Book 9621, Page 138, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mary Jane Balthrop-Hanks

Mary Jane Balthrop-Hanks f/k/a Mary Jane Beaird f/k/a Mary Jane Chrisman f/k/a Mary Jane Garrison

Sherman D. Hanks by Mary Jane Balthrop-Hanks, attorney in fact

Sherman D. Hanks by Mary Jane Balthrop-Hanks, Attorney in Fact

Mary Jane Balthrop-Hanks, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jane Balthrop-Hanks f/k/a Mary Jane Beaird f/k/a Mary Jane Chrisman f/k/a Mary Jane Garrison the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal at office this 6TH day of September,2005

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6TH day of September 2005, before me personally appeared ,Mary Jane Balthrop-Hanks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Sherman D. Hanks acknowledged that such person executed the same as the free act and deed of Sherman D. Hanks

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $123,000.00.

Mary Jane Balthrop-Hanks
Affiant

Sworn to and subscribed before me, this 6TH day of September, 2005

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY