WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/05 15:02 2 pgs
Fees:13.00 Taxes:388.50
20050921-0113670

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

Daphne M Davis
Affiant

Subscribed and sworn to before me this 14th day of September, 2005

Notary Public
My Commission expires: 8/1/2008
Affix Seal

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Susan Henderson	SAME	103-04-0-298.00
3818 Sentinel Drive		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kelly M. Wilkerson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Susan Henderson, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22, Second Revised, Valley View Subdivision, Section One, of record in Plat Book 2331, page 113, and amended in Book 3928, page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelly M. Wilkerson, unmarried, by deed from John M. Diver and Anthony F. Anderson, both unmarried, on August 15, 1997, of record in Book 10572, page 77, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,285.50 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 103-04-0-298.00.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, page 113, amended in Book 3298, page 131, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2446, page 146; and Book 2487, page 19; and Book 2604, page 82, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3818 Sentinel Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 14, 2005.

Kelly M. Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelly M. Wilkerson, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2005.

My commission expires

Notary Public

JASON C. GUTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007