Book

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 13:44 2 pgs
Fees:13.00 Taxes:1178.45

21058

20051004-0119324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF September, 2005.

(Affix Seal) Notary Public

My Commission Expires: 3/25/2006

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mason Booth and wife, Jeanette Booth	SunTrust Mortgage, Inc.	Map and Parcel 160-16-O-B 94.00 CO
621 Palisades Court	P.O. Box 79041	
Brentwood, TN 37027	Baltimore, MD 21279-0041	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, ADELYNN M. FRANKS, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto MASON BOOTH AND WIFE, JEANETTE BOOTH, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 118 on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, pages 936-941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Adelynn M. Franks, unmarried by warranty deed from Tennessee Valley Homes, Inc., a Tennessee corporation of record in Instrument No. 20031223-0182714, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Revision One, Section Two, Brentwood Chase, of record in Plat Book 9700, pages 936- 941, Register's Office for Davidson County, Tennessee.
b. Restrictions of record in Instrument No. 20000531-0053798, as amended in Instrument No. 20000831-0086366, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030718-0100808, Register's Office for Davidson County, Tennessee.
d. Stormwater Detention Agreement of record in Book 11115, page 281, Register's Office for Davidson County, Tennessee.
e. Stormwater Detention Agreement of record in Book 11115, page 286, Register's Office for Davidson County, Tennessee.
f. Easement of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
g. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 621 Palisades Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 30th day of September, 2005:

Adelynn M. Franks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named ADELYNN M. FRANKS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of September, 2005.

Notary Public

My Commission Expires: _____