WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 120,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01033 PATE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Karen Tillman Pate	Same	MAP:
3376 Mimosa Drive		Parcel:133-08-11.00
Nashville, TN 37211	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL WAYNE HENDRIXSON, AND WIFE, MELODY JOAN HENDRIXSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KAREN TILLMAN PATE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3376 Mimosa Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 22nd day of September, 2005.

Michael Wayne Hendrixson by Melody Joan Hendrixson, attorney-in-fact.

Michael Wayne Hendrixson by Melody Joan Hendrixson, attorney-in-fact

Melody Joan Hendrixson

Melody Joan Hendrixson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 22nd day of September, 2005, before me personally appeared Melody Joan Hendrixson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michael Wayne Hendrixson** and acknowledged that she executed the same as the free act and deed of said **Michael Wayne Hendrixson**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 22nd day of September, 2005.

Notary Public_____

My Commission Expires:__

file # 05-01033 PATE

Davidson County DEEDWARR
Recvd: 10/05/05 10:49 2 pgs
Fees:13.00 Taxes:444.00

20051005-0119892

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 113 ON THE PLAN OF GLENCOE ACRES, SECTION I AND II, AS OF RECORD IN BOOK 1835, PAGE 136, 137 AND 138, REGISTER OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MICHAEL JOSEPH BORNE TO MELODY JOAN BORNE AS RECORDED ON THE 25TH DAY OF APRIL, 1991 IN BOOK 8337, PAGE 836 CORRECTED IN BOOK 8513, PAGE 558 AND WARRANTY DEED FROM EVELYN RUTH FREY, A SINGLE PERSON TO MICHAEL J. BORNE, A SINGLE PERSON AS RECORDED ON THE 7TH DAY OF FEBRUARY, 1984 IN BOOK 6227, PAGE 500, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Michael Wayne Hendrixson and Melody Joan Hendrixson pursuant to a power of attorney executed by the same on the 09/13/2005, and being filed for in Instrument # 200510050119891, Register's Office for Davidson County, Tennessee.

Melody Joan Borne having since remarried and is now known as Melody Joan Henderixson.
Michael Wayne Henderixson joins in this conveyence to convey any marital interest he may have in subject property.