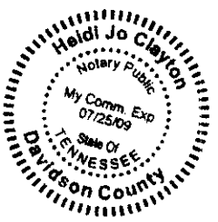
BOX 13
10456 **WARRANTY DEED**



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Stinson	Ownit Mortgage Solutions, Inc.	188-21
(NAME)	(NAME)	
646 Battle Road	11700 Great Oaks Way Suite 360	187-138
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Alpharetta, GA 30022	188-25
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Elizabeth G. Henderson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph E. Stinson and wife, Sirci Stinson, 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:

Tract One-Map 188 Parcel 21:
Land in Davidson County, Tennessee, being described according to a survey made by W. Henry Huddleston, III, Civil Engineer, April 9, 1984, as follows:

BEGINNING at a nail in the center line of Battle Road at the southeast corner of the Rachel Y. Bonds property and the northeast corner of the Doug Hale property; thence N 89 degrees 22 minutes W, 872.7 feet along Hale's North line to a steel pin; thence N 4 degrees 00 minutes E, 145.0 feet to a steel pin; thence S 89 degrees 42 minutes E, 873.0 feet to a nail in the center line of Battle Road; thence S 4 degrees 00 minutes W, 150.0 feet along said center line to the point of beginning, being an area of 2.95 acres, more or less. This property is also known as Lot No. 1 of the Piercey Subdivision, of record in Book 6050, page 225, said Register's Office.

Tract Two-Map 188 Parcel 25:
Being Tract No. 2 on the unrecorded division of the Rachel Y. Bonds Property and described according to a survey by McConnel Engineering dated 8/1/1984 as follows:

BEGINNING at a P.K. Nail in the center of Battle Road being the common corner with Tract No. 3 and being 2600 feet plus or minus south of the intersection of Burkett Road and Battle Roads; thence with the center line of Battle Road, South 07 degrees 32 minutes 53 seconds West 150 feet to a P.K. Nail; thence North 84 degrees 41 minutes, 11 seconds West 872.88 feet to an iron rod; thence North 07 degrees 32 minutes 53 seconds East 150 feet to an iron rod; thence south 84 degrees 41 minutes 11 seconds East 872.88 feet to the point of beginning, and being 3.0 acres, more or less.

Tract Three-Map 187 Parcel 138:
Being a portion of the Rachel Y. Bonds property of record in Book 2489, Page 17, RODC, more accurately described as follows:

Beginning at a point ~~at point~~ at an iron pin being the common corner of Doris S. Faircloth and Don Piercey, said point being 872.88' from the margin of Battle Road, thence with the common line of Doris S. Faircloth N 89 degrees 42 minutes W 300 feet to an iron pin; thence S 7 degrees 56 minutes 21 seconds E 569.89 feet with the common boundary of Bonds property to an iron pin; thence N 85 degrees 18 minutes 00 seconds E 300 feet to an iron pin; thence N 9 degrees 59 minutes W 247.12 feet; thence N 89 degrees 22 minutes W 55.45 feet, thence N 4 degrees 00 minutes E 295 feet to the point of beginning containing 3.576 acres more or less according to a survey by Raymond E. Binkley.

Being the same property conveyed to Elizabeth G. Henderson, unmarried, by deed of record in Instrument No. 20041222-0152474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 10/07/05 14:41 2 pgs
Fees:13.00 Taxes:1393.05
20051007-0121656

unimproved ☐

This is improved ☒ property, known as 646 Battle Road, Nolensville, TN 37135

(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 this 29th day of September, 2005.

Elizabeth G. Henderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth G. Henderson 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2005.

Commission expires:

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County