Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Record & Return To:
Sumner Title & Escrow
131 Indian Lake Blvd., #200
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 17th day of October, 2005.

Notary Public
My commission expires: 7-29-06

ESTER BALDWIN NOTARY PUBLIC LARGE DAVIDSON CO. TENN.

08-0509-90669

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Shane G. Hensley	NBank, N.A.	26-06-O-A-030
104 Canton Court	136 Walton Ferry Road	
Goodlettsville TN 37072	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia W. Karnes, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shane G. Hensley, Unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Final Plat For Townhomes at Windsor Green, Phase I, of record in Book 8250, Page 995, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia W. Karnes by deed from Dial Properties, LLC, dated March 15, 2000, of record in Instrument No. 20000323-0029461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 104 Canton Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/19/05 10:37 2 pgs
Fees:13.00 Taxes:481.00

20051019-0125938

WITNESS my hand this 17th day of October, 2005.

Patricia W. Karnes

Patricia W. Karnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia W. Karnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 17th day of October, 2005.

Amanda Vaughn

State of Tennessee at Large

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission expires 1/24/09