Davidson County DEEDWARR
Recvd: 11/21/05 08:34 2 pgs
Fees:13.00 Taxes:1572.50

20051121-0140006

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 18th day of November, 2005.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ruell J. Cone 321 Hurst Drive Old Hickory, TN 37138	New Owner	53-11-O-A-10-CO

FOR AND IN 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, I/we, **Reavis T. Pendergrass and wife, Beverly Pendergrass**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ruell J. Cone**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

SITUATED in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Golf Club Place, Phase One, of record in Plat Book 9700, Page 980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Reavis T. Pendergrass and wife, Beverly Pendergrass, by Warranty Deed from Jerry Lemons, dated August 18, 1999, recorded August 20, 1999, of record in Book 11627, Page 621, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 9700, Page 980, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Record Book 11619, Page 49, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development subject to rights of others in and to common areas/elements and subject to lien for special assessment contained in DCCR's/Master Deed.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 321 Hurst Drive, Old Hickory, TN 37138

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 18th day of November, 2005.

Reavis T. Pendergrass

Beverly Pendergrass

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 18th day of November, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075