WARRANTY DEED

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 29, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th Day of December, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 181 E. Main Street Ste 2 Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Estelle Young	New Owner	52-8-A
(NAME) 1044 Shawnee Road	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS) ,	224.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Amy O. Hentz, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Estelle Young, Unmarried** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located at 1044 Shawnee Road, Madison, TN 37115.

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Heron Walk, Secton 3, Phase 1, of record in Plat Book 9700, page 551, Register's Office for said County, to which reference is made for a more complete description.

Being the sme property conveyed to Amy O. Hentz, unmarried, by Warranty Deed from Allen Earps and wife, Betty F. Earps, dated September 30, 1998 and filed of record in Book 11145, page 69, said register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(X) property, known as 1044 Shawnee Road Madison TN 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 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 13th Day of December, 2005.

Davidson County DEEDWARR
Recvd: 12/15/05 09:55 2 pgs
Fees:13.00 Taxes:444.00
20051215-0150549

Amy O. Hentz

Amy O. Hentz, unmarried

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Amy O. Hentz, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th Day of December, 2005.

Janelle J. McGuire

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/30/2009

