Davidson County DEEDWARR
Recvd: 12/27/05 08:39 2 pgs
Fees:13.00 Taxes:1032.30
20051227-0153351

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of December, 2005.

Notary Public

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Henson and Elizabeth Henson

4016 Moss Rose Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
~~NEW OWNER~~
Wells Fargo Bank, N.A.
7445 New Technology Way
Frederick, MD 21703

MAP-PARCEL NUMBERS:

73-1/254

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ikard-Crosslin Company, Inc. hereinafter referred to as Grantors, hereby transfers and conveys to Richard Henson and wife, Elizabeth Henson, hereinafter referred to as Grantees, their heirs 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. 5 on the Map of B.E. Woodard's Subdivision, as shown on plat of record in Plat Book 974, Page 94 and 95, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the northeasterly side of Moss Rose Drive and runs back 405 feet on the northwesterly line and 408 feet on the southeasterly line to the low water mark of Cumberland River, measuring 100 feet, more or less, thereon.

Being the same property conveyed to Ikard-Crosslin Companies, Inc., by Deed from Barbara Joy Ross Reynolds, Mary Mansfield and Lucien Daled, executor for the Estate of William Henry Stevens, III, of record in Instrument No. 20050620-0070354, Register's Office for Davidson County, Tennessee, dated June 15, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 974, Page 94 & 95, Register's Office of said County.

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.

County and/or City taxes for the year 2005 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4016 Moss Rose Drive, Nashville, TN 37216.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of December, 2005.

Ikard-Crosslin Company, Inc.

By: Donald Crosslin
Its: Secretary

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald Crosslin, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Secretary of Ikard-Crosslin Company, Inc. and is authorized by the Ikard-Crosslin Company, Inc., to execute this instrument on behalf of the Ikard-Crosslin Company, Inc. on this 19th day of December, 2005.

Witness my hand and official seal this 20th day of December, 2005.

My Commission Expires: 11/8/08 Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008