This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 01/25/06 11:27 2 pgs
Fees:13.00 Taxes:999.00

20060125-0009515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $270,000.00.

Affiant

Subscribed and sworn before me this the 13th day of January, 2006.

Notary Public
My commission expires: 1-20-09

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:
Katherine H. Hines
2141 Sharondale Drive
Nashville, TN 37215

Send Tax Bill to:
New Owner

Tax Information:
117-02-0 209.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Passons, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine H. Hines, unmarried and Carey F. York, married, as Tenants in Common with Right of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 19 Block 2 on the Plan of W. V. Davidson's Hillsboro Highlands, Sections 2 and 3 as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 19 fronts 87.5 feet on the southwesterly margin of Sharondale Drive, and fronts 97.0 feet on the easterly margin of Valley Road, and runs back 146.0 feet on the southerly line and 159.5, more or less on the easterly line, to a point of intersection.

Being the same property conveyed to Michael Passons, unmarried, by deed from Frank A. Wilk, III, Married, dated May 10, 1999, of record in Book 11479, Page 117, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2141 Sharondale Drive, Nashville, TN 37215.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 13th day of January, 2006.

Michael Passons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Passons, 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 and official seal this 13th day of January, 2006.

My commission expires:



Rachael A. Alexander
Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public