Davidson County DEEDWARR
Recvd: 03/09/06 15:55 2 pgs
Fees:13.00 Taxes:636.03

20060309-0027819

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $171,900.00

Wilburn Cherry
Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

LUTHER P. RAMSEY, III * NOTARY PUBLIC AT LARGE * MONTGOMERY CO. TENN.

Notary Public
My commission expires: 9/23/09

05-0602-62697

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wilburn Cherry	New Owner	64-12-0-A-406.00CO
406 Hunter's Place		
Hermitage TN 37076		

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, B. Inez Rains, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wilburn Cherry and wife, Mary K. Cherry, 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 Unit No. 406, on the Plan of Fox Run, Second Revision - Part of Section 2 and First Revision - Part of Section 1, of record in Book 6250, Page 118, together with Master Deed of record in Book 4956, Page 582; Book 5535, Page 713; Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 819; and Book 8510, Pages 92 & 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to B. Inez Rains by deed from Charles W. Smith and Donald H. Smith and Carol A. Zoccola, devisees under the will of Margaret Howell Smith, deceased, dated 4-30-01, of record in Instrument No. 20010509-0048043, 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 406 Hunter's Place, Hermitage, TN 37076

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.

WITNESS my hand this 28th day of February, 2006.

B. Inez Rains

B. Inez Rains

By: Kimberly M Davis AIF
Kimberly M. Davis, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kimberly M. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for B. Inez Rains and that she is authorized by B. Inez Raines to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 28th day of February, 2006.

Notary Public at Large

My commission expires: 9/23/07

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.