Davidson County DEEDWARR
Recvd: 05/30/06 08:36 2 pgs
Fees:13.00 Taxes:573.50
20060530-0062674

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Sarah Beth Vinson
409 Harwell Drive
Hermitage, TN 37076

MORTGAGEE
Guaranty Trust Company
640 Broadmor Blvd., Suite 100
Murfreesboro, TN 37129

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 75-14, PARCEL 098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David B. Reynolds and wife, Theresa Reynolds,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Beth Vinson and husband, Andrew Stephen Vinson,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 on the plan of Hermitage Estates, Section Four, as of record in Plat Book 3700, Page 148, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David B. Reynolds by deed from Mark T. Saller and wife, Sherrie M. Saller of record in Book 8904, Page 49, Register's Office, Davidson County, Tennessee.
Teresa Reynolds herein joins to convey any and all rights and interests she may have, if any.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4182, Page 78; easements, covenants and conditions as shown on the plan of record in Plat Book 3700, Page 148, Register's Office, Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **409 Harwell Drive 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 and assigns, forever; and we do covenant with the said Grantees 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 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 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 our hands this 25th day of May, 2006.

David B. Reynolds

Theresa Reynolds

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David B. Reynolds and wife, Theresa Reynolds, 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 25th day of May, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-18-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-18-07