today 21

4+B
3+B

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS;	ADDRESS OF PROPERTY;	SEND TAX BILLS TO;	MAP-PARCEL NOS.
Katherine B. Hines et vir.	1800 Otter Creek Road	Owners	Map 144-16-18
632 STARDUST LN.	Nashville, TN 37215		
RICHARDSON, TX. 75080			

Davidson County DEEDWARR
Recvd: 08/09/06 12:01 3 pgs
Fees:18.00 Taxes:1450.77

20060809-0097952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety-Two Thousand One Hundred and no/l00 ($392,100.00) Dollars, payable as evidenced by a promissory note of even date herewith payable on or before fifteen (15) years from date of this deed and note together with interest thereon as provided therein, I, **EDITH BOWEN BIERMAN** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **KATHERINE B. HINES AND HUSBAND, WILLIAM GARY HINES** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in the 7th Civil District of Davidson County, Tennessee, to-wit:

> LAND in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3, on the Plan of the partition of the estate of W. W. Mooney, deceased, as of record in Minute Book 4, page 191, County Court for said County, being Lot No. 1 on the unrecorded map of the Zellner tract described according to a survey made by Z. J. Wilkinson, Surveyor, August 19, 1938, as follows:
>
> BEGINNING on the northerly margin of the Otter Creek Road on the easterly line of the property of Mrs. Paul Davis; thence with said road, South 86 degrees East 100 feet, North 88 degrees East 100 feet North 83 degrees East 82 feet to the corner of Lot Nos. 1 and 2 on said Zellner Plan; thence with the line between said two lots North 17 degrees 30 minutes West 1282 feet; thence South 32 degrees 30 minutes West 476 feet to a decayed stump; thence South 24 degrees 15 minutes East 890 feet to the beginning containing 8 acres, more or less.
>
> BEING the same property conveyed to William C. Bowen and Edith Bowen by deed from Lucy Zellner of record in Book 1090, page 448, Register's Office for Davidson County, Tennessee. Also being the same property

conveyed to William C. Bowen by Quitclaim Deed from Edith Bowen of record in Book 7515, page 554, said Register's Office and also being the same property conveyed to Edith Bowen Bierman by Executor and Heirs' Quitclaim Deed of record in Book 9056, page 837, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD 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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except real estate taxes for the year 2006 which will be prorated as of the date of this deed and paid by Grantees when due; and said conveyance is subject to the terms of that certain Agreement dated the 4th day of August, 2006 by and between Grantor, Edith Bowen Bierman, and Grantees, Katherine B. Hines and husband, William Gary Hines, of record in Book _____, page _____, Register's Office of _____ County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway and utility easements.

And Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land subject to the foregoing to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of Aug., 2006.

Edith Bowen Bierman

EDITH BOWEN BIERMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, PEGGY D. HOOD, the undersigned, a Notary Public in and for said State and County, **EDITH BOWEN BIERMAN,** with whom I am personally acquainted (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 at Franklin, Tennessee, this the 4 day of August, 2006.

NOTARY PUBLIC

My commission expires:

12-13-2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $392,100.00.

Sworn to and subscribed before me this the 4th day of August, 2006.

NOTARY PUBLIC

My commission expires:
12-13-2006