Davidson County DEEDWARR
Recvd: 08/31/06 09:11 2 pgs
Fees:13.00 Taxes:1122.95

20060831-0107463

Prepared by and Return to:
Huntly S. Gordon
Attorney at Law
5426 Main Street
P.O. Box 1700
Spring Hill, TN 37174

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $303,500.00

Affiant

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

Notary Public
My commission expires: 11/23/2009

BRIAN K. ROBERTS
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY TENN

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas McCord	SAME	171-03-C-A-117.00
5140 Fredericksburg Way East		
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Darryl Keith Rhinehart hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Thomas McCord and wife Elaine McCord hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 229 ON THE PLAN OF FIRST REVISION, SECTION 5-A, FREDERICKSBURG, OF RECORD IN BOOK 7900, PAGE 509 AND BOOK 7900, PAGE 961, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DARRYL KEITH RHINEHART BY WARRANTY DEED FROM RADNOR HOMES, INC., RECORDED ON THE 2ND DAY OF NOVEMBER, 1995 IN DEED BOOK 9847, PAGE 557, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: 1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, SECTION 5-A, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 961 and Boundary Plat Book 7900, Page 509, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, Book 9500, Page 393 and Book 7798, Page 843, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Terms and provisions of by-Laws of Homeowners Association recorded in Book 8920, Page 45. 4) Charter recorded in Book 8920, Page 40. 5) Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269. 6) Easement for Drainage, recorded in Book 7851, Page 712. 7) Deeds of Conveyance recorded in Book 9698, Page 81 and Book 9698, Page 124.

This property is improved property known as 5140 Fredericksburg Way East, a/k/a 4865 Manassas, Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 August, 2006.

Darryl Keith Rhinehart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darryl Keith Rhinehart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2006.

Notary Public

My Commission expires: 11/23/2009

BRIAN K. HUDSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FILE NO: 2006080030