THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/10/07 07:40 2 pgs
Fees:13.00 Taxes:129.50
20070410-0042147

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Phillip & Teresa Hose' 811 Claylick Court Whites Creek, TN 37189	Same	055-00-0 090.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Elizabeth Welch, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Phillip Hose' and wife Teresa Hose', hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Beginning at a stake, N.W. corner of 6 acres tract now owned by Mildred E. Cantrell; thence with Cantrell's West line, S 25 deg. 55' E 420 feet to a stake, Cantrell's S.W. corner; thence N 44 deg. W 600 feet to a stake; thence N 25 deg. 55' E 420 feet to a stake; thence with an old fence SW 44 deg. E 600 feet to the beginning, containing 6 acres, more or less.
>
> Being the same property conveyed to Elizabeth Welch by deed from Grassland Financial Services, LLC, of record in Instrument No. 20051031-0130896, Register's Office for Davidson County, Tennessee.

This conveyance also includes that certain easement described in Instrument No. 20060302-0024427 and Instrument No. 20060609-0068852, Register's Office for said County.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 28th day of March, 2007.

Elizabeth A Welch
ELIZABETH WELCH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Welch, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of March, 2007.

F.B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of March, 2007.

F.B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

NOTARY PUBLIC