Davidson County DEEDWARR
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Fees:13.00 Taxes:2701.00
20070416-0045317

THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(6. 5)792-1269

Name and Address of New Owners:

Rosemary Trickett
212 Lynnwood Blvd.
Nashville, TN 37205

Persons Responsible for Taxes:

Same
Map/Parcel Number:
116-07-0 / 124.00

WARRANTY DEED

For and in consideration of the sum of **Seven Hundred Thirty Thousand ($730,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Christine M. Whitworth, a/k/a Christine M. DeSha and husband Roy C. DeSha, Jr.**, the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto the said **Rosemary Trickett**, the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 as shown on the Plan of Millrace Subdivision, of record in Book 9700, pages 492 and 501, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Christine M. Whitworth by deed from Houston W. White and wife, Debbie L. White of record in Instrument No. 20030523-0070750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Pages 492 and 501, said Register's Office, which Plan shows a 50 foot minimum building setback line from Millrace Lane, and a 10 foot easement for public utility and drainage purposes along the easterly and southerly line(s). And a 20 foot sanitary sewer easement along the rear portion of said lot. And easement for Sugartree Creek along the rear of said lot and a portion of said lot lies within a 100 year flood plain. Channel easement for excavation work related to Sugartree Creek of record in Book 5802, page 862, Book 5802, page 874, Book 5802, page 890, assigned in Book 5911, page 742 with re-recorded exhibits. The Declaration of Covenants, Conditions and Restrictions of record in Book 10656, page 220, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Roy C. DeSha, Jr. joins in this conveyance for the express purpose of conveying any and all interest he may have in the above described property by reason of his marriage to Christine M. Whitworth DeSha or otherwise.

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.

Whenever 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 the 5th day of April, 2007.

GRANTOR:

Christine M. Whitworth

GRANTOR:

Roy C. DeSha, Jr.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of April, 2007, before me, Diane M. Penton, personally appeared **Christine M. Whitworth and husband, Roy C. DeSha, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

DIANE M. PENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Diane M. Penton
NOTARY PUBLIC
My Commission Expires: 09/25/2010

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $730,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of April, 2007 before me, Diane M. Penton, personally appeared Roy C. DeSha, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

DIANE M. PENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Diane M. Penton
NOTARY PUBLIC
My Commission Expires: 09/25/2010