This Instrument prepared by
and after recording return to:
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/03/07 08:41 3 pgs
Fees:18.00 Taxes:599.40
20070503-0052803

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Thomas David Ruth and **Amanda Rae Hensley** **1760 Stone Hollow Court** **Hermitage, TN 37076**	**Same**	**064-16-0D-038.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Scott Dyer and wife, Haley C. Dyer, formerly known as Haley C. Colwell** (hereinafter collectively called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantors, from **Thomas David Ruth and Amanda Rae Hensley** (hereinafter collectively called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Section One, Truxton Park of record as Instrument No. 20001026-0106272, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to HALEY C. COLWELL, UNMARRIED by deed from WENDY EUBANK AND LONNIE EUBANK, WIFE AND HUSBAND, of record as Instrument No. 20030428-0056738, dated April 17, 2003, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1760 Stone Hollow Court, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever, provided however this conveyance is expressly subject to the following matters: (i) Declaration of Restrictive Covenants of record as Instrument No. 20001011-0100896, as amended as Instrument Nos. 20001030-0107559 and 20010522-0052910, said Register's Office, (ii) Easement of record in Book 4910, Page 838 and Book 5699, page 537, said Register's Office, (iii) Storm Water Detention Agreement of record as Instrument No. 20000824-0083612, said Register's Office.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

Scott Dyer joins this conveyance for the limited purpose of conveying any and all interest he may have in the property described herein if any, by virtue of his marriage to Haley C. Dyer.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 24th day of April, 2007.

, Attorney in Fact

Haley C. Dyer
By: Scott Dyer, Attorney in Fact

Scott Dyer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of April, 2007

Notary Public
My commission expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 25, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 24th day of April, 2007, before me personally appeared **Scott Dyer** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Haley C. Dyer** acknowledged that such person executed the same as the free act and deed of Haley C. Colwell.

ABIGALE L. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2010

Abigale L. Pierce
Notary Public
My commission expires: 9-25-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $162,000.00.

Jon Lavely
Affiant

Sworn to and subscribed before me this
24th day of April, 2007.

Abigale L. Pierce
Notary Public
My Commission Expires: 9-25-2010

ABIGALE L. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2010