WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 464,900.00

Gailyn C. Hitchman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gary R. Henderson	First Tennessee Home Loans	Map 063
1637 Stokley Lane	1555 W. Walnut Hill Lane, Suite 200	Group 08-0
Old Hickory, TN 37138	Irving, TX 75038	Parcel 226.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James K. Hitchman and Gailyn C. Hitchman, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gary R. Henderson and wife, Gwendolyn Henderson

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 104, on the Plan of Phase One, Cleveland Hall Subdivision, of record in Book 11700, Page 51, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James K. Hitchman and wife, Gailyn C. Hitchman by deed from W. Allen Bryan, III dba Bryan Homes, of record in Instrument 20020424-0050356, dated April 15, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 11725, Page 76; Instrument 200512020144894; and Instrument 200601130005680, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 11700, Page 51; and (3) Utility Easement of record in Book 11720, Page 325, said Register's Office.

Power of Attorney of record in Instrument 20070615-0071787, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1637 Stokley Lane, Old Hickory, TN 37138

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. 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 our hands this 13th day of June, 2007.

James K. Hitchman by Gailyn C. Hitchman Atty-In-Fact
James K. Hitchman

Gailyn C. Hitchman
Gailyn C. Hitchman

Davidson County DEEDWARR
Recvd: 06/15/07 11:08 2 pgs
Fees:13.00 Taxes:1720.13
20070615-0071788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gailyn C. Hitchman, 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 Nashville, Tennessee, this 13th day of June, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gailyn C. Hitchman, 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 on behalf of James K. Hitchman as his Attorney in Fact as the free act and deed of the within named James K. Hitchman.
Witness my hand and official seal at Nashville, Tennessee the 13th day of June, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.