Davidson County DEEDWARR
Recvd: 08/20/07 09:57 2 pgs
Fees:13.00 Taxes:436.60
20070820-0099137

WARRANTY DEED

This instrument prepared by:	PROPERTY ADDRESS:	SEND TAX BILLS TO:
Gregory L. Groth, Attorney **139 East Broad Street** **Cookeville, TN 38501**	Carl Rose and wife, Ruth Rose 8320 Luree Lane Hermitage, TN 37076	Carl Rose and wife, Ruth Rose 281 Paige Drive Mt Juliet, TN 37122

Tax Identification: **Map 75 Group 10 Parcel 99.00**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged;

WE, **JANE HENDRIX JONES** and **REBECCA HENDRIX KNIGHT**, being all the heirs at law of Hosea Nichols Hendrix, being one and the same as H. N. Hendrix, and wife, Margie J. Hendrix, both deceased,

have this day bargained and sold, and do hereby transfer and convey unto **CARL ROSE** and wife, **RUTH ROSE**, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in Davidson County, Tennessee, as follows:

> Being Lot No. 44 on the Plan of Hermitage Estates of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, as amended in Book 3679, Page 235, Register's Office for Davidson County, Tennessee, and described as follows:
>
> BEGINNING at a point in the southeasterly margin of Luree Lane, the same being a common corner of Lots Nos. 43 and 44; thence with the southeasterly margin of Luree Lane northeastwardly 86 feet to a point, the common corner of Lots Nos. 44 and 45; thence with the dividing line between Lots Nos. 44 and 45, southeastwardly 156.2 feet to a point; thence with the dividing line between Lots Nos. 44 and 51, southwestwardly 66 feet to a monument; thence continuing with the dividing line between Lots Nos. 44 and 51, 7.31 feet to a point, a common corner of Lots Nos. 43 and 44, as amended; thence with the dividing line between Lots Nos. 43 and 44, as amended, northwestwardly 150.18 feet to the point of beginning.
>
> THIS INSTRUMENT IS BEING PREPARED without the benefit of a title examination. Preparer of this instrument accepts no responsibility and/or liability as to liens, encumbrances, defects in title, validity of title, or other such matters that would be disclosed by a title examination.
>
> This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

The previous and last conveyance being a Warranty Deed from James H. Owen and wife, Norma Jean Owen, to H.N. Hendrix and wife, Margie J. Hendrix, of record in Book 5048, Page 385, Register's Office of Davidson County, Tennessee. Margie J. Hendrix died November 13, 1991 as a resident of Davidson County, Tennessee. Hosea Nicholas Hendrix died May 15, 2007 as a resident of Davidson County, Tennessee. Jane Hendrix Jones and Rebecca Hendrix Knight received title to subject property pursuant to the Last Will and Testament of Hosea Nicholas Hendrix. The Estate of Hosea Nicholas Hendrix is filed for record in the Probate Court of Davidson County, Tennessee, Docket Number 07P1005.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 14th day of August, 2007.

Jane Hendrix Jones
JANE HENDRIX JONES

Rebecca Hendrix Knight
REBECCA HENDRIX KNIGHT

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jane Hendrix Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 14th day of August, 2007.

Vanessa J Spickard
NOTARY PUBLIC

My Commission Expires: 6/5/10

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Rebecca Hendrix Knight, 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 attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 14th day of August, 2007.

Marla S Smith
NOTARY PUBLIC

My Commission Expires: 6/21/11

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$ 118,000.00.**

Ruth E Ross
AFFIANT

Subscribed and sworn to me this 14th day of August, 2007.

Vanessa J Spickard
NOTARY PUBLIC-REGISTER

My Commission Expires: 6/5/10