Davidson County DEEDWARR
Recvd: 10/22/07 14:58 2 pgs
Fees:13.00 Taxes:721.50

20071022-0125039

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is ~~$192,000.00~~ $195,000.00

Bonnie Brothers
Affiant

Subscribed and sworn to before me this 12th day of October, 2007.

Notary Public
My commission expires: ~~02/24/08~~ 1/23/10

06-0709-72871

Address of New Owner:	Send Tax Bills to:	Tax Information
Devonie Cunning 4424 Bench Mark Drive Antioch TN 37013	New Owner	151-09-0-A-190

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin Henderson and wife, Amy Henderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Devonie Cunning and wife, Amy Willoughby Cunning, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 & 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Henderson and wife, Amy Smith by deed from Radnor Homes, Inc. dated 11/21/97, recorded 11/24/97 in Book 10694, Page 42, Register's Office for Davidson County, Tennessee.

Amy Smith and Amy Henderson are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4424 Bench Mark Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of October, 2007.

Benjamin Henderson

Amy Henderson

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 12th day of October, 2007.

Kathleen Tomlinson
Davidson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08