Davidson County DEEDWARR
Recvd: 10/26/07 15:15 2 pgs
Fees:13.00 Taxes:1039.70

20071026-0126923

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $281,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2007.

Notary Public:
My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Charles Botts and Ligia Botts 8428 Rolling Hills Drive Nashville, TN 37221	New Owner	12709001100

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Deborah A. Hearn**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles Botts and Ligia Botts,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Merrymount Acres, Section Four, as of record in Book 4460, Pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas L. Hearn and wife, Deborah A. Hearn, by Warranty Deed from Cunningham Construction Company, Inc., dated March 11, 1977, recorded April 20, 1977, in Book 5138, Page 140, Register's Office for Davidson County, Tennessee.

Thomas L. Hearn having since died on November 20, 2004.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4460, Page 126 & 127, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5107, Page 729, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 8428 Rolling Hills Drive, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 24th day of October, 2007.

Deborah A. Hearn

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 **Deborah A. Hearn**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of October, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075