Davidson County DEEDWARR
Recvd: 11/29/07 09:13 2 pgs
Fees:13.00 Taxes:543.90
20071129-0138292

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John M. Hines, et ux
5943 Colchester Drive
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
087-05-0-A-043.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Scott A. Gables and wife, Jennifer R. Gables,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John M. Hines and Susan R. Hines, Trustees U/A/D March 27, 1997, of the Hines Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto,** 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. 96 on the Plan of Farmingham Woods, a Planned Unit Development, Phase II, Section 1, as of record in Plat Book 7900, page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott A. Gables and wife, Jennifer R. Gables by deed from Marvin E. Calhoun and wife, Sharon H. Calhoun by deed of record in Instrument Number 2000005110047537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8234, page 176; Book 8351, page 533; Book 8424, page 426; and Book 8447, page 635; easements, covenants and conditions as shown on the plan of record in Plat Book 7900, Page 306, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **5943 Colchester Drive Hermitage, TN 37076.**

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 26th day of November, 2007.

Scott A. Gables

Jennifer R. Gables

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Scott A. Gables and wife, Jennifer R. Gables, 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 26th day of November, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$147,000.00.**

AFFIANT

Subscribed and sworn to before me this 26th day of November, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11