THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/29/08 11:03 2 pgs
Fees:13.00 Taxes:148.00
20081229-0122814

ADDRESS NEW OWNER
Frankie B. Lyons
67 Saundersville Ferry Road
Mt. Juliet, TN 37122

MORTGAGEE
NONE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 87-10-0-A-019.00 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, **Hermitage Developers, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frankie B. Lyons, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 119 on the final Plat of Aaron's Cress, a Cluster Lot Development, Phase 1-B, as of record in Instrument Number 200709100108427, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Hermitage Developers, Inc. by deed from Madge Spencer Braham Revocable Living Trust Agreement dated June 6, 2005 by instrument of record in Instrument Number 200506060064066, 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 Instrument Number 200601310012116; Charter and By-Laws for Homeowners Association of record in Instrument Number 200601310012115; a stormwater detention agreement of record in Instrument Number 200605170058051; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument Number 200709100108427, Register's Office, Davidson County, Tennessee.

This is the part of 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 unimproved property known as **Lot No. 119 Aaron's Cress 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 22nd day of December, 2008.

James D. Holland Pres.

Hermitage Developers, Inc.
By: James D. Holland, President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Holland, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Hermitage Developers, Inc. and that he as such President is authorized to execute the within instrument for the purposes therein contained on behalf of Hermitage Developers. Inc.

Witness my hand and official seal this 22nd day of December, 2008.

NOTARY PUBLIC

DEANA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$40,000.00.**

Frankie B. Lyons

AFFIANT

Subscribed and sworn to before me this 22nd day of December, 2008.

NOTARY PUBLIC

DEANA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12