Davidson County DEEDWARR
Recvd: 01/28/09 15:02 2 pgs
Fees:13.00 Taxes:498.76
20090128-0007504

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
James R. Hitt, Jr. 213 Old Two Mile Pike Goodlettsville, TN 37072	Same	02605002800

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Summar, Sr., as Power of Attorney and Attorney-in-Fact for Rebecca W. Hitt (see instrument of record No. 20090127-0007217, Davidson County Register of Deeds) ("Grantor") has bargained and sold, and by these presents transfers and conveys unto James R. Hitt, Jr. ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932 (at page 925), as amended by Surveyor's Certificate of Correction, of record in Book 9854, page 235, all in the Register's Office for Davidson County, Tennessee, to which plat and amendment reference is herby made for complete details of description.

The source of this description is the prior deed of record.

Being the same property conveyed to Billy Hitt and Rebecca W. Hitt, by deed from Laura L. Chastain, Trustee of record in Book 7440, page 226, said Register's Office, the said Billy Hitt having since died.

This is improved property known as 213 Old Two Mile Pike, Goodlettsville, Tennessee 37072.

This conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the said property (the "Permitted Exceptions").

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants, subject to the Permitted Exceptions, that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind itself and its heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the Permitted Exceptions.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 22nd day of JANUARY, 2009.

James E. Summar, Sr.,
as Attorney-in-Fact for Rebecca W. Hitt

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James E. Summar, Sr., as Attorney-in-Fact for Rebecca W. Hitt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of JANUARY, 2009.

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 8, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $134,800.00.

James R Hitt, Jr.
Affiant

Subscribed and sworn to before me
this 22nd day of JANUARY, 2009.

Notary Public

My Commission Expires: May 8, 2012

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY