BILL GARRETT, Davidson County
Trans:T20090026933 DEEDWARR
Recvd: 04/23/09 15:28 2 pgs
Fees:13.00 Taxes:307.10
20090423-0037088

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

ADDRESS NEW OWNER
Alfred Hentsch
P. O. Box 1385
Mt. Juliet, TN 37122

MORTGAGEE
NONE

SEND TAX BILLS

MAP-PARCEL:
064-04-0-094.00

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, **David Smith and wife, Kelly N. Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alfred Hentsch, 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. 9 B Zone Lot Division of Lot 9 on the Plan of Lake Country, Section 1, of record in Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property quitclaimed to David Smith and wife, Kelly N. Smith by deed from Deborah Jane Erwin and Carol Lynn Birdwell, dated June 6, 2006 and filed of record in Instrument Number 20060619-0072867, 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 6203, page 27; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5800, Page 336, 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 Grantee.

This is improved property known as **204 Lake Cove Drive Old Hickory, TN 37138.**

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 9th day of April, 2009.

David Smith

Kelly N. Smith

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Smith and wife, Kelly N. Smith , 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 9th day of April, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.6.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $83,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 1.6.12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY