03

Bailey Title

WARRANTY DEED

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,500.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2010

Diane K. Mann
Notary Public:

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sheila R. Hancock	Regions Bank d/b/a Regions Mtg.	Parcel ID:
2512 Stones River Court	2050 Parkway Office Cr., RCN6	07316007800
Nashville, TN 37214	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Glenn Henderson and wife, Nancy B. Henderson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sheila R. Hancock
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. 11 on the Plan of Two Rivers Subdivision, of record in Book 3600, page 65, and amended in Book 3795, page 799, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 89.63 feet on the northeasterly side of Stones River Court and runs back 224.5 feet, more or less, on the northwesterly line and 205.0 feet, more or less, on the southeasterly line to the Cumberland River in the rear, measuring 150.00 feet, more or less, thereon.

Being the same property conveyed to Glenn Henderson and wife, Nancy B. Henderson, by deed from Elizabeth J. Martin, now Glass, and husband, Kenneth E. Glass, of record in Book 11494, page 469, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3793, Page 125, and Book 3795, Page 799, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 65, and amended in Book 3795, Page 799, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2512 Stones River Court, Nashville, TN 37214

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 14th day of January, 2010.

Glenn Henderson

Nancy B. Henderson

BILL GARRETT, Davidson County
Trans:T20100003874 DEEDWARR
Recvd: 01/20/10 15:31 2 pgs
Fees:13.00 Taxes:878.75

20100120-0005032

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 Glenn Henderson and Nancy B. Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.