BILL GARRETT, Davidson County
Trans:T20100018729 DEEDWARR
Recvd: 03/31/10 10:58 2 pgs
Fees:13.00 Taxes:476.93
20100331-0023941

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

ADDRESS NEW OWNER
James H. Britson
4840 Cascade Drive
Old Hickory, TN 37138

MORTGAGEE
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-08-0
PARCEL 003.00

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, **Florence G. McDaniel, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James H. Britson and wife, Erin A. Britson,** 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. 296, on the Plan of Sherwood Forest, Section Four, of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Florence G. McDaniel by deed from Joseph Shane Bratcher, unmarried, dated September 22, 2006 and filed of record in Instrument No. 20061010-0125969, 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 4704, Page 448; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Page 182 and 183, 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 **4840 Cascade 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 25th day of March, 2010.

Florence G. McDaniel

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Florence G. McDaniel, unmarried, 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 25th day of March, 2010.

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $128,900.00.

AFFIANT

Subscribed and sworn to before me this 25th day of March, 2010.

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1.2.12