BILL GARRETT, Davidson County
Trans:T20110011385 DEEDWARR
Recvd: 02/24/11 11:26 2 pgs
Fees:13.00 Taxes:222.00
20110224-0015230

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

ADDRESS NEW OWNER
Linda P. England and
Fredda M. Lee
1500 Fox Haven Court
Mt. Juliet, Tennessee 37122

MORTGAGEE
First Freedom Bank
P.O. Box 100
Lebanon, TN 37088-0100

SEND TAX BILLS
New Owner

MAP-PARCEL:
074-08-0-074.00

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, **Patricia Heath, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Linda P. England, unmarried Fredda M. Lee, unmarried, as joint tenants with right of survivorship,** 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. 660, on the Plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62-63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Heath by quitclaim deed from Steve M. Hester dated June 14, 2010 and filed of record in Instrument Number 20100716-0055924, 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 3399, page 446 and Book 3404, page 165; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 3300, Page 62, 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 **8009 Bonnafair Drive 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 18th day of February, 2011.

Patricia Heath

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia Heath, 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 19 day of February, 2011.

STEPHANIE TODD
Notary Public, State of Texas
My Commission Expires
March 14, 2012

NOTARY PUBLIC

My Commission Expires: March 14, 2012

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of February, 2011.

NOTARY PUBLIC

My Commission Expires: 4/24/11

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.