Real Property Tax Responsibility:
ROXANNE RENE HARLES EDDIE
102 Belinda Dr
Hermitage, TN 37076

C. Map: 75
Group: 6
Parcel: 10

Davidson County DEEDWARR
Recvd: 09/07/01 13:07 2pgs
Fees:13.00 Taxes:66.60

20010907-0097348

This Instrument Prepared By:

CLINTON H. SWAFFORD
Swafford, Peters & Priest
100 First Avenue, SW
Winchester, TN 37398

WARRANTY DEED

For full and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, EDITH Z. HARLES, have this day bargained and sold and do hereby transfer and convey unto ROXANNE RENE HARLES EDDIE, her heirs and assigns, the following described real estate lying and situate in the Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot No. 15 on the Plan of Hermitage Estates, of record in Book 3300, page 70 and 71, Register's Office for said County, as follows:

BEGINNING at a point in the west margin of Weldon Drive at the corner of Lots 15 and 16; thence with the line between said lots, westerly 167.3 feet to a point; thence northeasterly 131 feet to the southerly margin of Belinda Drive; thence with the margin of the same, southeasterly 114 feet to the beginning of a curve; thence around curve, southeasterly 39.3 feet to the margin of Weldon Drive; thence with the margin of the same, southerly 90.8 feet to the point of beginning.

BEING the same property in which Gordon Bernard Harles and wife, Edith Z. Harles, conveyed a remainder interest to Roxanne Rene Harles by deed recorded in Deed Book 4904, page 69, Register's Office of Davidson County, Tennessee; and being the same property in which Roxanne Rene Harles Eddie conveyed her remainder interest to Edith Z. Harles by deed recorded in Deed Book 6441, page 257, Register's Office of Davidson County, Tennessee.

This description is taken from the prior deed.

TO HAVE AND TO HOLD said real estate unto the said ROXANNE RENE HARLES EDDIE, her heirs and assigns forever.

I COVENANT with the said Grantee that I am lawfully seized and possessed of said real estate, that I have a good title thereto and a perfect right to convey the same, and that the same is free, clear and unencumbered.

I FURTHER COVENANT and bind myself, my heirs, assigns and representatives, to forever warrant and defend the title to said real estate unto the said ROXANNE RENE HARLES EDDIE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 1996.

Edith Z. Harles
EDITH Z. HARLES

STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for the above state and county, the within named EDITH Z. HARLES, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 1996.

Clinton H. Swafford
Notary Public

My Commission Expires: 6/6/00

AFFIDAVIT OF CONSIDERATION

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roxanne Rene Harles Eddie
Affiant

Sworn to and subscribed to before me, this the 7th day of ~~December, 1996.~~ Sept 2001

Kim LeSatz
~~Notary Public~~ Deputy Register

My Commission Expires: _____