Davidson County DEEDWARR
Recvd: 06/17/02 09:29 2pgs
Fees:13.00 Taxes:469.90

20020617-0072889

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2002** between **PEGGY LEE WHITED HARRIS, a widow** , GRANTOR, and **ANGELA L. THORNBURG and JAMES T. THORNBURG, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 115 on the Plan of Highlands of Tulip Grove, Section 1, of record in Plat Book 4675, page 26, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Wendell C. Harris and wife, Peggy Lee Whited Harris, by deed from Robert H. Springer and wife, Dianne K. Springer, of record in Book 8878, page 607, Register's Office, Davidson County, Tennessee. The said Wendell C. Harris has since deceased.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 4675, page 26; Restrictions of record in Book 4793, page 157; and any and all easements, right of ways, setback lines, building restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Peggy Lee Whited Harris

PEGGY LEE WHITED HARRIS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **PEGGY LEE WHITED HARRIS, a widow** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

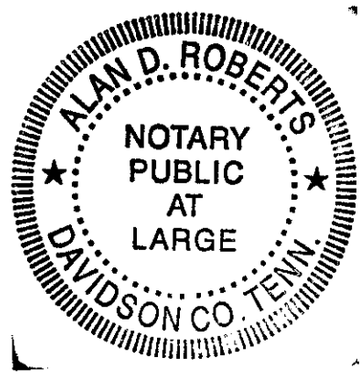
Witness my hand, at office, this **31st** day of **May, 2002.**

Alan D. Roberts
Notary Public

My Commission Expires: 7-30-05

Name and Address of Property Owner:

ANGELA L. THORNBURG and JAMES T. THORNBURG
613 DUTCHMANS DR.
HERMITAGE, TN 37076



Property Address:

613 DUTCHMANS DR.
HERMITAGE, TN 37076

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE
501 CORPORATE CENTRE DRIVE, SUTIE 400
FRANKLIN, TN 37067

Parcel #: 075-07-0
121.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

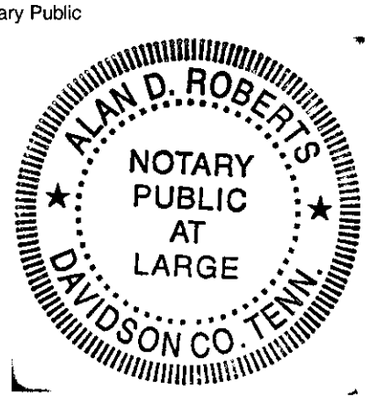
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$127,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 2002.**

Alan D. Roberts
Notary Public

My Commission Expires: 7-30-05



RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076