Davidson County DEEDWARR
Recvd: 11/04/03 14:52 2pgs
Fees:13.00 Taxes:621.60

20031104-0161873

# WARRANTY DEED

B-PMF-03-0805

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Ted Carnahan | Fremont Investment & Loan | |
| 805 Sanders ~~Boulevard~~ Avenue (WH JH) | (NAME) 4343 Anchor Plaza Parkway Suite 150 | 51-3-211 |
| (ADDRESS) Madison, Tennessee 37115 | (ADDRESS) Tampa, FL 33634 | |
| (CITY) (STATE) (ZP) | (CITY) (STATE) (ZP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY HARLAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TED CARNAHAN AND WIFE, ANGELA CARNAHAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* married

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of the McClain Property, of record in Instrument Number 20020807-0095042, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Harlan by Warranty Deed dated 8-13-02 and filed for record on 8-14-02 in Instrument Number 20020814-0098340, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Instrument Number 20020807-0095042, Register's Office for said County.

Easements of record in Deed Book 5252, page 893, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Instrument Number 20020814-0098340, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 805 Sanders Boulevard, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of October, 2003.

Jerry Harlan

Wanda Harlan

Wanda Harlan

STATE OF Tennessee

COUNTY OF Davidson

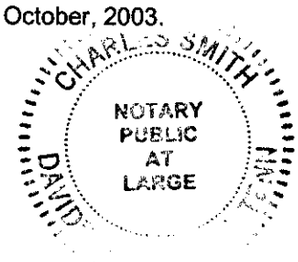
I, Charles Smith, a Notary Public of the County and State first above written, do hereby certify that Jerry Harlan and Wanda Harlan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of October, 2003.

Notary Public

My Commission Expires: 11/27/04

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903