This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030424

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/30/04 10:03 2pgs
Fees:13.00 Taxes:666.00

20040130-0011613

Send Tax Bills To:
New Owner

New Owner is:
Zbynek Pavlica & Bernadette Pavlica
6548 Broken Bow Drive
Antioch, TN 37013

MAP: 181-03-0A
PARCEL: 11.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John A. Harris and Lori Harris**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Zbynek Pavlica and Bernadette Pavlica**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 11, on the plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Pages 556 and 557, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to John A. Harris and wife, Lori Harris from Eugene A. Collins, an unmarried man by Warranty Deed dated 03/21/02 and recorded 03/26/02 in Inst#20020326-0036670, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

Being the same property conveyed to by Deed from dated , recorded , in Book , page , Register's Office for County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of January, 2004.

GRANTOR:

John A. Harris

Lori Harris

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John A. Harris and Lori Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of January, 2004.

Notary Public

My Commission Expires: 3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

SWORN TO and subscribed before me this 20th day of January, 2004.

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My commission expires: 2-19-07