Davidson County DEEDWARR
Recvd: 03/08/04 09:23 2pgs
Fees:13.00 Taxes:407.00

20040308-0025914

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $110,000.00.

Subsribed and sworn before me this the 3rd day of March, 2004.

Affiant

Notary Public

MEREDITH L. STRADER NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.
(Affix Seal)

MY COMMISSION EXPIRES APRIL 18, 2005

WARRANTY DEED

This instrument prepared by: **SOUTHEAST TITLE of Tennessee, Inc.** 400134

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
John Ciolos and wife, Cornelia D. Ciolos
709 Linden Green
Hermitage, TN 37076

Send tax bills to:
National City Mortgage Company
P. O. Box 1024
Dayton, OH 45401-1024

Map 74-4 Parcel 108

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James A. Harper and wife, Pamela A. Harper

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

John Ciolos and wife, Cornelia D. Ciolos

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 133 on the Plan of Final Plat of Section Twelve, Hermitage Hills as shown on plat of record in Plat Book 4675, page 125, amended in Plat Book 5664, page 350, Book 5664, page 348 and Book 5432, page 949, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to James A. Harper and wife, Pamela A. Harper by Deed dated November 16, 1994 of record in Book 9531, page 482, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 709 Linden Green, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 3rd day of March, 2004.

James A. Harper

Pamela A. Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named James A. Harper and wife, Pamela A. Harper, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of March, 2004.

My commission expires:

_____

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TENN.
MY COMMISSION EXPIRES APRIL 18, 2005

Meredith L. Shrader
Notary Public