Realty Title - 06
48-A

Davidson County DEEDWARR
Recvd: 06/03/04 16:15 2pgs
Fees:13.00 Taxes:1102.60

20040603-0065701

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $298,000.00

Affiant

KEVIN STEINMETZ NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me, this ____ day of June, 2004.

Notary Public
My commission expires: 9-16-07

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

06-0403-71158

Address of New Owner:	Send Tax Bills to:	Tax Information
Johnie L. Arrowood Jr. 1612 Rachel Way Old Hickory TN 37138	Coldwell Banker Mortgage 3000 Leadenhall Rd Mount Laurel, NJ 08054	64-3-A-79

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry N. Hardin and wife, Barbara S. Hardin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Johnie L. Arrowood Jr. and wife, Judith Arrowood, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 167 on the plan of Phase Twelve, Section Two, Brandywine Pointe, of record in Book 9700, Page 15, corrected in Book 9828, Page 823, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry N. Hardin and wife, Barbara S. Hardin by deed, dated 08/16/96, from Zaring Homes, Inc., of record in Book 10164, Page 768, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1612 Rachel Way, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 2 day of June, 2004.

Jerry N. Hardin

Barbara S. Hardin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry N. Hardin and Barbara S. Hardin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 2 day of June, 2004.

Notary Public

My Commission expires 11-27-2006

