Davidson County DEEDWARR
Recvd: 08/04/04 09:34 2pgs
Fees:13.00 Taxes:730.75

20040804-0093306

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Lena S. Harris**
Address **720 Canoe Ridge Point**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Terrace Mortgage Company**
Address **900 Ashwood Parkway Suite 130**
City/State/Zip **Atlanta, GA 30338**

FOR AND IN CONSIDERATION of the sum of **$10.00. Baron L. Toler and Tobi C. Toler, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Lena S. Harris, An Unmarried Woman, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 213 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument Number 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Baron L. Toler and wife, Tobi C. Toler by Warranty Deed from S & Y Construction, a sole proprietorship, of record in Instrument Number 20010316-0025409, dated March 6,2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 213

This is improved property known as: 720 Canoe Ridge Point, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **9th** day of **July, 2004.**

Baron L. Toler

Tobi Toler
Tobi C. Toler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Baron L. Toler and Tobi C. Toler** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **9th** day of **July, 2004.**

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$197,500.00**

Affiant

Subscribed and sworn to before me, this the 9th day of July,2004.

My commission expires: June 18, 2005

Notary Public - Register

