Davidson County DEEDWARR
Recvd: 09/29/04 14:46 2pgs
Fees:13.00 Taxes:738.89

20040929-0117310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $199,700.00.

Affiant

Sworn to and Subscribed before me on this the 17th day of September, 2004.

NOTARY PUBLIC
My Commission Expires: 11-22-05

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

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

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Thomas G. Aucoin	same	171-03-B-171
115 Carriage Court		
Brentwood, TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JERRY L. HARRIS and wife, NANCY M. HARRIS**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS G. AUCOIN and wife, TERRI C. AUCOIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five of record in Book 9700, Page 578, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Jerry L. Harris and wife, Nancy M. Harris from Shelly Jennings, by Warranty Deed on June 21, 2001, and recorded on June 29, 2001, as Instrument No. 20010629-0069152, Register's Office for Davidson County, TN.
>
> This is the same description as the previous deed.

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 and assigns, forever; and we do covenant with the said Grantees 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 except for the following:

(A) 2004 Davidson County Property Taxes which will be prorated at closing and paid by the Grantees in full when due.

(B) Subject to restrictive covenants contained in instrument of record in Book 10774, Page 945, as amended in Book 10774, Page 938, and Book 8920, Page 65, Register's Office for Davidson County, Tennessee.

(C) Subject to the plan of record in Plat Book 9700, Page 578, said Register's Office.

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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of September, 2004.

JERRY L. HARRIS,

NANCY M. HARRIS

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, **JERRY L. HARRIS**, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this the 17th day of September, 2004.

NOTARY PUBLIC

My Commission Expires on: 11.22.05

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, **NANCY M. HARRIS**, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this the 17th day of September, 2004.

NOTARY PUBLIC

My Commission Expires on: 11.22.05