(1)

Davidson County DEEDWARR
Recvd: 02/24/05 11:06 3 pgs
Fees:18.00 Taxes:351.13
20050224-0020416

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 162-16-C-24 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Suntrust Mortgage, Inc.	Codi E. Noga and Daniel A. Noga	**Suntrust Mortgage, Inc.**
201 4th Ave. 7th Floor	**415 Leisure Lane**	201 4th Ave. 7th Floor
Nashville, TN 37219	**Antioch, TN 37013**	Nashville, TN 37219

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 of which is hereby acknowledged, I, **EUGENIA KAY HARRIS, a single woman**, have bargained and sold and by these presents do transfer and convey unto **CODI E. NOGA and husband, DANIEL A. NOGA** their heirs and assigns forever, the following described property, to wit:

Land situated in Davidson County, Tennessee, being Lot Twenty-Four (24), on the Plan of the Second Revision of Leisure Heights, Phase 1, Section 2, Revised of record in Book 6900, page(s) 440, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Eugenia Kay Harris, a single woman by deed from Alan Rowbal and wife, Patrice M. Rowbal of record as Instrument No. 20000114-0005301, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Davidson County property taxes are a lien, but not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Leisure Heights, of record in Plat Book 6900, page 440, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6813, page 450, Register's Office for Davidson County, Tennessee.

4. Declarations of Covenants, Conditions, Liens, Easements and Restrictions, included but not limited to, easements, assessments, special assessments, charges and liens, contained of record in Book 6146, page 241, amended in Book 6150, page 585; Book 6259, page 862 and Book 7303, page 232, Register's office for Davidson County, Tennessee.

5. Easement for ingress/egress of record in Book 4984, page 569, Register's Office for Davidson County, Tennessee.

6. Agreement for dedication of easement water mains and appurtenances of record in Book 8105, page 268, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 6145, page 226, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **22nd** day of **February, 2005**.

Eugenia Kay Harris
EUGENIA KAY 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 **EUGENIA KAY HARRIS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this **22nd** day of **February, 2005**.

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

J Susan Duff
Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$94,900.00**.

Affiant

Sworn to and subscribed before me on this **22nd** day of **February, 2005**.

My Commission Expires:
1-16-08

Notary Public

