Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Subscribed and sworn to before me, this 28th day of February, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: 9-24-05

Affiant

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Davidson County DEEDWARR
Recvd: 03/10/05 15:44 2 pgs
Fees:13.00 Taxes:610.50

20050310-0026857

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
LESHAUNTE O'BARD and husband, SENECA O'BARD 3213 DEMETROS COURT NASHVILLE, TN 37217 MAP & PARCEL NO. 136-05-0-A/098.00 CO	SAME

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SIMEON HEARRING and wife, NADIA HEARRING,

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

LeSHAUNTE O' BARD and husband, SENECA O' BARD,

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot 55, as shown on the Plan of Bayview Estates, Phase Six, a Planned Unit Development, of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Simeon Hearring, married by Warranty Deed from NVR, Inc. T/A Fox Ridge Homes, dated June 11, 2003, and filed of record on June 16, 2003, in Instrument No. 20030616-0082327, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2005, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT INSTRUMENT NO. 20020102-0000486; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 10323, PAGE 55, AND BOOK 10727, PAGE 268, AND BOOK 11019, PAGE 911, AND BOOK 11251, PAGE 126, AND BOOK 11271, PAGE 163, AND INSTRUMENT NO. 20020104-0001403; (D) EASEMENT OF RECORD IN BOOK 3708, PAGE 237 AND BOOK 7830,

PAGE 233, AND BOOK 10085, PAGE 576 AND BOOK 10339, PAGE 233; (E) EASEMENT FOR BELLSOUTH OF RECORD IN BOOK 11762, PAGE 271; (F) LANDSCAPE AGREEMENT OF RECORD IN BOOK 10339, PAGE 298; (G) BYLAWS OF RECORD IN BOOK 10323, PAGE 86; AND (H) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3213 DEMETROS COURT, NASHVILLE, TN 37217

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 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, 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 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 28th DAY OF FEBRUARY, 2005.

SIMEON HEARRING

NADIA HEARRING

STATE OF ILLINOIS

COUNTY OF Cook

On this 28 day of February, 2005, before me personally appeared Simeon Hearring and wife, Nadia Hearring, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

"OFFICIAL SEAL"
ELLENA OTERO
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 08/26/2007

Notary Public

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WARRANTY DEED

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