WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/05 09:44 2 pgs
Fees:13.00 Taxes:159.10

20050404-0036012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Larry R. Hibbett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2005

Dixie Seagraves
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry R. Hibbett	First Horizon Home Loan	MAP 119-14A
(NAME)	(NAME)	
1431 Pleasant Hill Road	5901 College Blvd., 3rd Floor	PARCEL 74.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Overland Park, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert C. Harris, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry R. Hibbett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 74, in a Horizontal Property Regime as shown on the condominium site plan of Kingswood Condominiums, as of record in Plat Book 5200, Page 520, in the Register's Office, Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Kingswood Condominiums, as of record in Plat Book 5200, Page 520, and Master Deed of record in Book 6058, Page 322; By-Laws in Book 6058, Page 359; and Charter of record in Book 6092, Page 579, said Register's Office.

Being the same property conveyed to Robert C. Harris by deed from Villages of Wildwood, Inc. of record in Instr: 20021231-0162733, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, E-74, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 31st day of March 2005

Robert C. Harris
By: Robert C. Harris
Harold Reeves, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves as Attorney-in-Fact for Robert C. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2005.

Notary Public Seal

_____
NOTARY PUBLIC

My Commission Expires: 11-26-2005

LEGAL DESCRIPTION CONTINUATION

Harold Reeves executed this instrument on behalf of Robert C. Harris pursuant to a Power of Attorney of record in Instr: 20050404-0036011, Register's Office, Davidson County, Tennessee.

Robert Harris and Robert C. Harris is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

This conveyance is subject to BellSouth Telecommunications Easement of record in Book 11362, Page 523, said Register's Office.