THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

David E. Tomlin

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30 day of March, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/04/05 14:33 2 Pg
Fees:13.00 Taxes:473.60

20050404-0036436

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
David E. Tomlin
3105 Kennebeck Place
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
151-01-A-146.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL D. HARDIN and wife, DEBRA J. HARDIN** hereinafter referred to as Grantor(s), hereby transfers and conveys to **DAVID E. TOMLIN, unmarried,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 146, on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444 thru 447, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to CARL D. HARDIN, by Warranty Deed from MICHAEL A. OWNES and wife, AVERY STODDART OWNES f/k/a AVERY STODDART, of record as Instrument No. 20010305-0020260, Register's Office for Davidson County, Tennessee dated February 27, 2001.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **3105 Kennebeck Place, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging; to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 29 day of March, 2005.

Carl D Hardin

CARL D. HARDIN

Debra J Hardin by Carl D Hardin, her atty-in-fact

DEBRA J. HARDIN*

***Debra J. Hardin joins in the execution of this Instrument to grant or convey any interest she has in this real property by virtue of her marriage to Carl D. Hardin.**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CARL D. HARDIN,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 29 day of March, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CARL D. HARDIN,** with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he 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 this 29 day of March, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY