Davidson County DEEDWARR
Recvd: 04/21/05 09:00 2 pgs
Fees:13.00 Taxes:543.90
20050421-0044270

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Tyree Harper
709 Jayme Rhae Lane
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

MAP: 64-13-A
GROUP
PARCEL: 39.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Larry D. Hargrave and wife Beverly J. Hargrave**, has this day bargained and sold, and does hereby transfer and convey unto **Tyree Harper, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39, on the Plan of Villages at Southfork, as shown on plat of record in Plat Book 6900, page 482, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Larry D. Hargrave and wife, Beverly J. Hargrave by Deed of record in Book 10480, Page 793, recorded 06/05/1997, Register's Office for Davidson County, Tennessee.

HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

We COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 6900, Page 482, restrictions of record in Book 7390, Page 454, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of April, 2005.

Larry D. Hargrave

Beverly J. Hargrave

STATE OF Colorado
COUNTY OF EL PASO

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Larry D. Hargrave and Beverly J. Hargrave**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2005.

HAE SOOK LEE NOTARY PUBLIC STATE OF COLORADO

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES 04/05/2007

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 147,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 1-25-2006

AMGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.