RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/12/05 11:05 2 pgs
Fees:13.00 Taxes:466.61

20050512-0053637

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,110.00.

AFFIANT

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of APRIL, 2005.

NOTARY PUBLIC

My commission expires: 1/28/08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Harper 103 Schooner Court Hermitage, TN 37076	First Horizon Home Loans 5775-E Glenridge Drive, Ste. 100 Atlanta, GA 30328	**086-13-0-015**

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Six Thousand One Hundred Ten Dollars and Zero Cents ($126,110.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Shirley M. Bosch, now known as Shirley Ward,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Benjamin Harper, a married man** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

LOT 77-B, LAKESIDE WOODS, SEC 2, ZONE LOT DIVISION LOTS 76, 77, 78, 80 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 625, TO WHICH AMENDS BOOK 6200, PAGE 461, IN THE REGISTER'S OOICE, DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to SHIRLEY M. BOSCH, by Deed dated 7-31-91, of record in Book 8409, Page 589, in the Office of the Clerk of County, Tennessee. **Gerald Ward now being deceased.**

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 5th day of April, 2005.

Shirley M. Bosch n/k/a Shirley Ward

Shirley M. Bosch n/k/a Shirley Ward

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Shirley M. Bosch n/k/a Shirley Ward, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of April, 2005.

Notary Public

My commission expires: 1/28/06

MATTHEW L. SELLERS
NOTARY PUBLIC AT LARGE