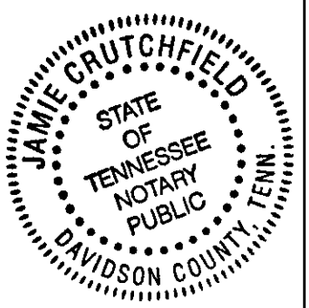
FILE BOOK 435

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barbara J. Harper	Primary Residential Mortgage, Inc.	Map 83
1610 Sumner Ave.	4750 West Wiley Post Way #200	Group 6
Nashville, TN 37206	Salt Lake City, Utah 84116	Parcel 69

FOR AND IN 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

Vera Droppleman and husband, James L. Droppleman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Barbara J. Harper, a single woman

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:

BEING Lot No. 17 on the Plan of the Subdivision of Lots 8, 9, 10 and part of 7, Block "A", Lots 13 and 14, Block "B", and all of Block "C" in the subdivision of the Weakley Home Place of record in Book 547, page 12, said Register's Office, described as follows:

SAID Lot No. 17 fronts 50 feet on the southerly side of Sumner Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Vernon C. Bray and wife, Luella M. Bray, by Warranty Deed dated October 31, 1977, from Edward Swenson and wife, Joyce Swenson, of record in Book 5220, page 460, said Register's Office. See also Order of record in Book 8930, page 73, said Register's Office. See also Last Will and Testament of Luella Mae Bray, of record in Book 8930, page 75, bequeathing said property to Vera Droppleman and husband, James L. Droppleman. Note: the said Vernon C. Bray predeceased his wife, Luella M. Bray.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 12; and (3) Letter from Department of Codes Administration of record in Book 5092, Page 363, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1610 Sumner Ave., Nashville, TN 37206

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 our hands this 19th day of May, 2005.

Vera Droppleman
Vera Droppleman

James L. Droppleman
James L. Droppleman

Davidson County DEEDWARR
Recvd: 05/23/05 11:39 2 pg:
Fees:13.00 Taxes:388.50

20050523-0057740

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera Droppleman and James L. Droppleman, 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.
Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires: 3/3/07

Notary Public

