FILE BOX 45

WARRANTY DEED

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 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:
Maureen A. Harriger	Capital Bank & Trust Company	Map 53
612 Ellis Court	1808 West End Ave., Suite 600	Group 16
Old Hickory, TN 37138	Nashville, TN 37203	Parcel 224

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

Carolyn G. Merhar and husband, Joe D. Hampton, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Maureen A. Harriger, unmarried
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. 10, on the Plan of Kenwood Estates, of record in Plat Book 9700, Page 137, 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 Carolyn G. Merhar by deed from J & M Homebuilders, Inc., of record in Book 10277, Page 361, dated November 27, 1996, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9517, Page 918, Register's Office for said County.

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 Plat Book 9700, Page 137, said Register's Office.

The said Joe D. Hampton, Jr. joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 612 Ellis Court, Old Hickory, TN 37138

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 29th day of June, 2005.

Carolyn G. Merhar

Joe D. Hampton, Jr.

Davidson County DEEDWARR
Recvd: 07/05/05 10:20 2 Pgs
Fees:13.00 Taxes:465.46
20050705-0076667

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 Carolyn G. Merhar and Joe D. Hampton, Jr., 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 29th day of June, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.