FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Sharon S. Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Timothy B. Hart	Wachovia Mortgage Corporation	Map 173
1704 Sawgrass Ct.	1100 Corporate Center Dr./NC4708	Group 1
Raleigh, NC 27605	Raleigh, NC 27607	Parcel 158

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

Terry Lee McFarland and wife, Ramona McFarland

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

Timothy B. Hart and wife, Sharon S. Hart

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:

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of Monte Carlo, Section II-B, as of record in Book 5050, Page 99, said Register's Office.

Said Lot No. 39 fronts 85 feet on the easterly margin of Cedarview Drive, and runs back 125.48 feet on the northerly line and 132.10 feet on the southerly line, to a line in the rear, measuring 96.35 feet thereon.

Being the same property conveyed to Terry Lee McFarland by Quitclaim Deed from Diane Carol McFarland of record in Book 6874, Page 748, said Registers' Office, dated May 29, 1986. See also deed of record in Book 5435, Page 487, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5196, Page 649, 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 Book 5050, Page 99, 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 213 Cedarview Drive, 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 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 15th day of September, 2005.

Terry Lee McFarland
Terry Lee McFarland

Ramona McFarland
Ramona McFarland

Davidson County DEEDWARR
Recvd: 09/19/05 13:50 2 pgs
Fees:13.00 Taxes:490.25

20050919-0112338

FILE BOX 45

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 Terry Lee McFarland and wife, Ramona McFarland, 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 official seal at Nashville, Tennessee, this 15th day of September, 2005.

My Commission Expires: ~~01/24/09~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.