REALTY TITLE
BK 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 30 **day of** September **, 2005.**

Notary Public
My commission expires: 11-27-2006

15-0509-150480

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Scarla L. Rose Fred C. and Rosalie Rose 225 Warrior Rd Madison TN 37115	Regions Bank d/b/a Regions Mortgage P.O. Box 11026 Orange, CA 92856-8126	43-16-184

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie F. Harris, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Scarla L. Rose unmarried, and Fred C. Rose and Rosalie Rose, husband and wife,** hereinafter called the Grantees, their successors 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. 78, on the Plan of Section II, Arrowhead Estates, of record in Book 5050, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willie F. Harris and wife, Donna R. Harris by deed dated December 22, 1992, of record in Book 8837, Page 388, Register's Office for Davidson County, Tennessee.

In compliance with Order of the Circuit Court of Davidson County, Tennessee Docket No. 98D-1898, subject property was further conveyed to Willie F. Harris by Quitclaim Deed from Donna Ruth Harris, dated April 8, 1998, of record in Book 11197, Page 574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 225 Warrior, Madison, TN 37115

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/03/05 12:47 2 pgs
Fees:13.00 Taxes:351.50
20051003-0118481

WITNESS my hand this 30 day of September, 2005.

Willie F. Harris by Jeri Lackey his Attorney in Fact

Willie F. Harris by Jeri Lackey
his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeri Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Willie F. Harris and that she is authorized by Willie F. Harris to execute this instrument on his behalf.

Witness my hand in Hermitage, TN, this 30 day of Septembe, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON