Davidson County DEEDWARR
Recvd: 10/10/05 16:18 2 pgs
Fees:13.00 Taxes:391.83

20051010-0122262

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Vincent V. Harris, Grantor
TO: Christina M. Cook and Tonya L. Conner, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Christina M. Cook and Tonya L. Conner 861 Oakwood Terrace Drive, Antioch, TN 37013	Same as Owner	148.08-080.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $105,900.00.

Affiant

Subscribed and sworn to before me this the 23rd day of September, 2005.

My Commission expires: June 19, 2007

NOTARY PUBLIC

RUDICK J. MURPHY, II NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, Vincent V. Harris, an unmarried person, hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Christina M. Cook and Tonya L. Conner, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, Pages 54 Register's Office for said County, to which plat reference is made for a more complete description.

BEING the same property conveyed to Vincent V. Harris by deed, recorded March 1, 2004 in Instrument Number 20040301-0023119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities, including the Plan of record in Plat Book 4460, Pages 54 and 55, restrictive covenants of record in Book 4559, Page 72, easements of record in Book 2043, Page 369 and in Book 3954, Page 655, and a driveway easement of record in Book 4741, Page 306, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorate share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 861 Oakwood Terrace Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 23rd day of September, 2005.

"GRANTOR"

Vincent V. Harris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Vincent V. Harris, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 23rd day of September, 2005.

Notary Public

My commission Expires: June19, 2007

{Seal}

