3 of 4

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/17/05 13:47 2 pgs
Fees:13.00 Taxes:2479.00

20051117-0139155

39-B
File #05-1517

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Kate C. Stallings and James M. Cannon, the Heirs at Law of Sylvia P. Cannon, deceased,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **L. T. Hart, Jr. and wife, Elizabeth R. Hart,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Bellebrook, of record in Book 5200, page 442, and amended in Book 5982, page 32, Book 5982, page 34 and Book 6087, page 957, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia P. Cannon, unmarried, by deed from Bonnie Manson, dated September 23, 1993, of record in Book 9092, page 726, Register's Office for Davidson County, Tennessee. Sylvia P. Cannon having since died intestate on January 13, 2005, and her only heirs at law being her two children, Anna Kate C. Stallings and James M. Cannon.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 101 Bellebrook Circle, Nashville TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of November, 2005

Anna Kate C. Stallings

By: Anna Kate C. Stallings by CKM
Claiborne K. McLemore, III, Attorney in Fact

James M. Cannon

By: James M. Cannon by CKM
Claiborne K. McLemore, III, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 7th day of November, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Claiborne K. McLemore, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person executed the foregoing instrument in behalf of Anna Kate C. Stallings acknowledged that such person executed the same as the free act and deed of Anna Kate C. Stallings.

X _____
Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

On this 7th day of November, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Claiborne K. McLemore, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person executed the foregoing instrument in behalf of James M. Cannon acknowledged that such person executed the same as the free act and deed of James M. Cannon.

X _____
Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 670,000.00.

X L. Thomas Hart, Jr.
Affiant

Sworn and subscribed before me on this the 7th day of November, 2005.

_____
Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
L. T. Hart, Jr.	Bank of America, N.A.	130-5-A-1CO
101 Bellebrook Circle	2059 Northlake Parkway	
Nashville, TN 37205	Tucker, GA 30084	