Davidson County DEEDWARR
Recvd: 12/02/05 10:17 2 pgs
Fees:13.00 Taxes:780.70

20051202-0144945

WARRANTY DEED

VANESSA E. ALBRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 211,000.00

Tanya R. Lueggert
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF NOVEMBER, 2005.

Vanessa E. Albright
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-22-2009

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01148 MCLAURINE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Terrance McLaurine	GMAC MORTGAGE CORP	MAP:
3717 Harborwood Circle	3451 HAMMOND AVENUE	Parcel:108-12B 178.00 CO
Nashville, TN 37214	WATERLOO, IA 50702	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA ANN FOWLER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TERRANCE MCLAURINE, ~~AN UNMARRIED MAN~~ A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3717 Harborwood Circle, Nashville, TN 37214

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 30th day of November, 2005.

Barbara Ann Fowler
Barbara Ann Fowler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BARBARA ANN FOWLER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 30th day of November, 2005.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2009 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 142 ON THE PLAN OF PHASE 1-A, SECTION 6, HARBORVIEW, OF RECORD IN PLAT BOOK 7900, PAGE 645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARBARA ANN FOWLER, UNMARRIED BY WARRANTY DEED FROM FRANK BATSON HOMES, INC., RECORDED ON THE 18TH DAY OF OCTOBER, 1994 IN DEED BOOK 9495, PAGE 488, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.